WARRANTY DEED

BOOK 4446 PAGE 723

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Ruby Cunningham (NAME)	SAME (NAME)	Map. 44-15
1109 Bryan Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 339
Old Hickory, Tenn. 37138 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of TEN AND NO HUNDREDTHS ($10.00) *DOLLARS* cash in hand paid by the Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged by the Grantor, I, Lina M. Knight

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $7,000. Affiant Lina M. Knight

Subscribed and sworn to before me this 7th day of July 1970

Deputy Register L. Runkle

have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Ruby Cunningham her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 141 of Section "C" on the plan of E.I. duPont de Nemours and Company's Subdivision, as of record in Book 1424, page 66, Register's Office for said County, described as follows:

Beginning on the easterly margin of Bryan Street, at the corner of lots Nos.140 and 141; thence with the line between said lots, eastwardly 61.4 feet to the corner of lots Nos. 136, 137, 140 and 141; thence with the line between lots Nos.137 and 141, southwardly 49 feet to the northerly margin of an unnamed street; thence with the northerly margin of same, westwardly 51.3 feet to the beginning of a curve; thence around said curve, with a radius of 10 feet to the easterly margin of Bryan Street; thence with the easterly margin of same, northwardly 39 feet to the beginning.

Being the same property conveyed to Lina M. Knight by deed of 3-6-50 from Robert M. McCool, and wife Mildred M. McCool, filed for record at 12:16 PM 3-16-50 in Book 1810, Page 209, Register's Office for Davidson County.

This conveyance is made subject to easement for certain right-of-ways as set out in deed from Nashville Industrial Corporation to DuPont Fibersilk Company, of record in book 626, page 556; easements for right-of-ways for telephone lines granted Cumberland Telephone and Telegraph Company by deed from Nashville Industrial Corporation, of record in book 662, page 743; easement for public utility purposes as shown on plan in book 1424, page 66; and restrictive covenants contained in deed from E.I. duPont de Nemours and Company to Hayden L. Miller, and wife, dated March 18, 1949, filed April 6, 1949, and recorded in book 1712, page 499, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7000.00

Subscribed and sworn to before me, this the 7th day of July 19 70

Lina M. Knight Affiant

My Commission Expires: My Commission Expires Jan. 29, 1972

(Affix Seal) Notary Public

DAVIDSON COUNTY, TENN.

BOOK 4446 PAGE 724

This is (unimproved ( ) / improved (X)) property, known as 1109 Bryan Street (House Number) (Street) Old Hickory, Tennessee 37138 P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mrs. Ruby Cunningham *her heirs and assigns, forever.*

And I *do covenant with the said* Mrs. Ruby Cunningham *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Lina M. Knight *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Mrs. Ruby Cunningham *her heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 7th *day of* May, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lina M. Knight

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BOOK 4446 PAGE 725

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cyril V. Fraser, Jr., a Notary Public in and for said County and State, the within named Lina M. Knight

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 7th day of May, 1970.

Cyril V. Fraser, Jr. Notary Public.

Commission Expires My Commission Expires Jan. 29, 1972

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as.

Witness my hand and seal, at office in this day of, 19.

Notary Public

Commission Expires

WARRANTY DEED

FROM

LINA M. KNIGHT

TO

MRS. RUBY CUNNINGHAM

A 9055 2

IDENTIF. REFERENCE

SEP 21 10 23 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP21P CONV *7,000.00
SEP21P STAX A* 18.20
SEP21P PRFEE A* .50
SEP21P WDFD A* 6.00 * 24.70

BOOK 4446 PAGE 726

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Prepared by: Cyril V. Fraser, Jr.
Attorney at Law
Plaza Professional Building
Madison, Tennessee 37115