This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3329 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

ATC- 163668

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
127-0-29	Mr/Mrs Joseph P. Adams	Home Federal Savings & Loan L & C Tower Nashville, Tennessee
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
9D-19430	Newsom Station Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JUN-2[illegible]	CONV	*5,000.00			
JUN-2[illegible]	S TAX		A*	13.00	
JUN-2[illegible]	PR FEE		A*	.50	
JUN-2[illegible]	W DEED		A*	3.00	* 16.50

JOHN C. CUNNINGHAM and wife, WYNONA P. CUNNINGHAM
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOSEPH P. ADAMS and wife, NANCY R. ADAMS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 9th Civil District of said County, designated Tract No. 9 of the W. T. Hutton Property, described according to a survey made by James Murphy, Jr., Co., dated October 11, 1967, as follows:

Beginning at a point on the westerly margin of Newsom Station Road, said point being 885.93 feet northerly from the northeast corner of the W. D. Strayhorn property; thence north 77°58'08" west 590.92 feet; thence north 46°41'17" east 283.53 feet; thence north 55°17'54" east 167.50 feet; thence south 43°48'20" east 448.42 feet to the northwesterly margin of Newsom Station Road; thence with the same, around a slight curve having a radius of 597.96 feet, southwesterly 117.85 feet to the beginning, containing 3.09 acres, more or less.

Being part of the property conveyed to John C. Cunningham and wife, Wynona P. Cunningham, by deed from W. B. Williams and wife, Margie L. Williams, as of record in Book 4320, page 312.

This conveyance is made subject to restrictions of record in Book 4215, page 4.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of June, 1971

Wynona P. Cunningham

John C. Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4506 PAGE 697

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named John C. Cunningham and wife, Wynona P. Cunningham the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of June, 19 71.

Reau E. Folk Jr
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 5,000.00

Joseph P. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 1971

MY COMMISSION EXPIRES: July 23, 1974. Reau E. Folk Jr
(AFFIX SEAL) Notary Public

WARRANTY DEED
REF:mas

FROM
JOHN C. CUNNINGHAM AND WIFE

TO
JOSEPH P. ADAMS AND WIFE

B 16951

IDENTIF. REFERENCE

JUN 2 8 20 AM '71
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Reau E. Folk Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public