heirs and representatives to warrant and forever defend the title to said land to the said John H. Boswell his heirs and assigns, against the lawful Claims of all persons whomsoever. Witness my hand this 12th day of April 1889.

R. A. Young.

State of Tennessee }
Davidson County } Personally appeared before me D. Kuhn Deply Clerk of the County Court of said County the within named R. A. Young the bargainor with whom I am personally acquainted, and acknowledged that he executed the annexed instrument for the purposes therein contained. Witness my hand at Office this 12 day of April 1889.

D. Kuhn
Dep'ty Clerk

Recd Feb 9th 1890 at 1:05 P. M.

Waverly Land Co.
to
Deed
J. D. Andrews

Registered Feby 24th 1891

For and in consideration of the Sum of One Thousand $1000 Dollars paid and to be paid by J. D. Andrews of the County of Davidson State of Tennessee as follows, viz $100 cash in hand paid, the receipt of which is hereby acknowledged, and for the remainder the said J. D. Andrews has executed and delivered his four notes dated Oct 9th 1888 each in the sum of $225 drawn to the order of C. A. Barkman and falling due respectively one each in 12, 24, 36, and 48 months after date, at the American National Bank of Nashville Tennessee with interest, and to secure which a vendor's lien is retained on the property hereinafter described, until said notes are paid and fully satisfied. The Waverly Land Co. a corporation duly chartered under the laws of Tennessee, with its principal office in Davidson County, Tennessee by O. F. Noel, its President, and James E. Caldwell, its Secretary, has bargained and sold, and by these presents does transfer and convey unto the Mrs. Leula M. Andrews wife of J. D. Andrews his heirs and assigns, to be used for residence purposes only, a certain tract or parcel of land in the Tenth District of Davidson County, Tennessee, as follows: Being Lot No. Forty Two of the Plan of Waverly Place a Plan of which is of record in Book No 57 Page 94 Register's Office for Davidson County and to which reference is hereby made. Situated on Arlington Street fronting on said Street Two Hundred feet 200 ft running back on its East side Two Hundred and thirty four feet, on its West side Two Hundred and Eighteen feet 218 ft to an Alley and fronting on said Alley Two Hundred and ten feet 2nd 8/10 210 8/10 ft. And I. E. L. Kirkman, in consideration of the payment to me by the Waverly Land Co. of the net proceeds of cash and [illegible] received by said Company from the sale of the above described property, hereby join in this conveyance for the purpose of releasing the property herein conveyed from the lien that was retained on it by me in the Deed made by me to said Company that is recorded in Book 104 page 40 Register's office, Davidson County Tennessee; said proceeds to be credited on the note of said Company for $1,666.66 in my favor dated March 8, 1887 and due March 8, 1889 it being understood, however, that I do not hereby release my lien on any part of the land not sold and herein conveyed, the same being still retained as in said original deed. To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Leula M. Andrews her heirs and assigns forever. And the said Waverly Land Co. does covenant with the said Leula M. Andrews that they are lawfully seized and possessed of said land in fee-simple, have a good right to convey it, and the same is unincumbered. And said Company does further covenant and bind itself and its successors to warrant and forever defend the title to said land to the said Leula M. Andrews her heirs and assigns, against the lawful claims of all persons whomsoever. Witness our hands this 9th day of Oct 1888.

Seal

Waverly Land Company
By O. F. Noel President
By James E. Caldwell Secretary
I. E. L. Kirkman.

State of Tennessee }
Davidson County } SS. Before me T. P. Yeakley Notary Public in and for said State and County, personally appeared O. F. Noel and James E. Caldwell, with whom I am personally acquainted, the said O. F. Noel being known to me to be the President and the said James E. Caldwell being known to me to be the Secretary of the Waverly Land Co. the bargainor, and they severally acknowledged that said Company, and they as its President and Secretary respectively, executed the foregoing instrument for the purposes therein expressed. And the said O. F. Noel and James E. Caldwell being by me first duly sworn, did severally depose and say that the said O. F. Noel was the President of the Waverly Land Co the within named bargainor, and the said James E. Caldwell was the Secretary thereof, that they knew the Corporate seal of said Company, that the seal affixed to the foregoing instrument purporting to be the corporate seal of said Company was such corporate seal, that the same was thereto affixed by order of the Board of Directors of said Company, and that by like authority they severally subscribed their names thereto as President and Secretary of said Company, and as its said act and