K 1538

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ Five and No/100 ---------- ($5.00) ---------- DOLLARS

cash in hand paid by W. H. Waggoner and wife, Emma Jean Waggoner, and other valuable considerations, the receipt of which is hereby acknowledged, we A. M. Griffin, Jr., and wife, Mildred Bracey Griffin

have bargained and sold, and by these presents do transfer and convey unto the said W. H. Waggoner and wife, Emma Jean Waggoner, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 1 of Block "B" on the Map of Gateway Acres, a part of the Overton Lea Estate, as of record in Book 974, page 73, Register's Office for said County, and Described as follows:
Beginning at a point on the easterly margin of Brookwood Lane, the northwest corner of Lot No. 8 of said block; and running thence South 81° 05' East, with the line between said Lots Nos. 1 and 8, 244.4 feet to the common corner of Lots Nos. 1, 2, 7 and 8 of said block; thence North 9° 33' East, with the line between said Lots 1 & 2, 272.1 feet to Brookwood Lane, the northwest corner of said Lot No. 2; thence with the southerly and easterly margins of said Brookwood Lane, westerly and southwesterly 301 feet and 103.5 feet to the beginning, containing 1.17 acres.
Being the same property conveyed to A.M. Griffin, Jr. and wife, Mildred Bracey Griffin, by deed from Milton R. Bracey and wife, Jane Porter Bracey, of record in Book 1349, page 588, R.O.D.C., Tennessee

The purchasers are to assume all unpaid taxes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. H. Waggoner and wife, Emma Jean Waggoner, their heirs and assigns, forever.

And we do covenant with the said W. H. Waggoner and wife, Emma Jean Waggoner, that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we do further covenant and bind ourselves heirs and representatives, to warrant and forever defend the title to the said land to the said W. H. Waggoner and wife, Emma Jean Waggoner, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of October 1947

A. M. Griffin Jr.
Mildred Bracey Griffin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jean Cliburn, a Notary Public in and for said County and State, the within named A.M. Griffin, Jr. and wife, Mildred Bracey Griffin

the bargainors, 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 25 day of October, 1947.

DEAN CLIBURN NOTARY PUBLIC DAVIDSON COUNTY TENN.

Commission expires Jan 11 1950

Jean Cliburn
DEAN CLIBURN, Notary Public

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