1646

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ SEVEN THOUSAND NINE HUNDRED FIFTY AND NO/100 - ($7,950.00) - - - - - - - - - - - - - - - - **DOLLARS**
Cash in hand paid by Dee E. Graham and wife, Georgia S. Graham, the receipt of which is hereby acknowledged, we

Wiggs Homes, Inc, a Tennessee Corporation with its principal office and place of business in Nashville, Tennessee

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Dee E. Graham and wife, Georgia S. Graham,
their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being the southerly part of Lot No. 3 and a 10-foot strip lying between Lot No. 3 and Mansfield avenue, as now established, on the plan of D. H. Bailey's property, as of record in Book 421, Page 65, Register's Office for said County, described according to a survey made by Yokley and Waggoner, Engineers, March 1, 1948 and revised June 24, 1948 as follows:
Beginning at a point on the northerly margin of Mansfield Avenue, as now established, at the southwest corner of Lot No. 2 on said survey; thence with the line between said lots Nos. 2 and 3, northwardly 141.7 feet to a point; thence westwardly 50 feet, more or less, to a point in the eastern boundary line of Lot No. 4 on said plan; thence with the line between said lots Nos. 3 and 4, southwardly 147.5 feet to a point on the northerly margin of said Mansfield Avenue; thence with said Avenue, eastwardly 50 feet to the beginning.

Being part of the property conveyed to Wiggs Homes, Inc. by deed from Delia S. Gebhardt of record in Book 1632, page 15, and by deed of correction of record in book 1633, page 161, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dee E. Graham and wife, Georgia S. Graham,
their **heirs and assigns, forever.**

And we do covenant with the said Dee E. Graham and wife, Georgia S. Graham
that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Wiggs Homes, Inc. successors
do further covenant and bind ourselves, our ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Dee E. Graham and wife, Georgia S. Graham,
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF: WIGGS HOMES, INC., a Corporation aforesaid has caused this ~~instrument to be executed by its duly authorized officers on this~~ 12th day of November 1948.

ATTEST: WIGGS HOMES, INC.

O. G. Jones. BY Lawrence R. Wiggs

O. G. Jones, Secretary Lawrence R. Wiggs, President

STATE OF TENNESSEE
Davidson County

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 _____, Tennessee, this _____ day of _____, 194__

Commission expires _____

_____
Notary Public

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