WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ - - Ten and No/100 - - - - - - - - - - - - - - - - -
- - -($10.00)- **DOLLARS**
cash in hand paid by John E. Waggener and Wife, Charlotte R. Waggener, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Steven O. Martin and Wife, Frieda Pate Martin, **have bargained and sold, and by these presents do transfer and convey unto the said** John E. Waggener and Wife, Charlotte R. Waggener,

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 198 on the Map of Dalewood, Section III, as of record in Book 1835, page 20, Register's Office for said County, and described as follows:

Beginning at a point in the southwesterly margin of Berrywood Road at the common corner of Lots Nos. 198 and 199; thence with the margin of said road northwesterly 108.4 feet to a concrete monument at the beginning of a curve; thence around said curve in a southwesterly direction 38.9 feet to another concrete monument set in the southeasterly margin of Ravenwood Drive; thence with the margin of same, 27.1 feet to another concrete monument set in the southeasterly margin of Ravenwood Drive; thence with the margin of same around a slight curve, 119 feet to the corner of Lots Nos. 197 and 198; thence with the line between said lots, easterly 120.7 feet to the common corner of Lots Nos. 197, 198 and 199; thence with the line between Lots 198 and 199, northeasterly 90 feet to the beginning.

Being part of the property conveyed to Steven O. Martin by deed from Eastdale Realty Company, Inc., of record in Book 1855, page 257, said Register's Office.

The above property is conveyed subject to restrictions of record in Book 1229, page 325; in Book 1786, page 80; and in Book 1855, page 223, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John E. Waggener and Wife, Charlotte R. Waggener, their heirs and assigns, forever.

And we do covenant with the said John E. Waggener and Wife, Charlotte R. Waggener, 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, except by taxes for the year 1951 which are hereby assumed by the grantee.

And we, Steven O. Martin and Wife, Frieda Pate Martin, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John E. Waggener and Wife, Charlotte R. Waggener, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of January, 1951.

Steven O. Martin
Frieda Pate Martin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, V. H. Ellis, a Notary Public in and for said County and State, the within named Steven O. Martin and Wife, Frieda Pate Martin, 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 15 day of January, 1951.

My Commission expires Oct 9 1951

V. H. Ellis
Notary Public

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