For and in consideration of the sum of $ 1.00 - - - - - - - - - - - - - - - - - -

- - - - - - - - - - - - - ONE AND NO/100 - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by Seward R. Wilson and wife, Geneva M. Wilson, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Herman L. Waggoner and wife, Margaret Sue Waggoner,

have bargained and sold, and by these presents do transfer and convey unto the said Seward R. Wilson and wife, Geneva M. Wilson,

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. 4 on the Plan of Clark Place, Block "A", of record in Book 1835, page 78, Register's Office for said County.

Said Lot No. 4 fronts 105 feet on the easterly side of Dickerson Pike and runs back between lines 173.4 feet on the southerly line and 207.5 feet on the northerly line to a dead line in the rear on which it measures 110.5 feet.

Being the same property conveyed to Herman L. Waggoner and wife, Margaret Sue Waggoner, by deed from Elaine Roscoe, et al, of record in Book 2017, page 384, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2017, page 384, Register's Office for Davidson County, Tennessee, and the plan of record in Book 1835, page 78, which shows an Owner's Certificate, a 100-foot set-back line from Dickerson Pike, and a 10-foot easement along the rear of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Seward R. Wilson and wife, Geneva M. Wilson, their **heirs and assigns, forever.**

And we **do covenant with the said** Seward R. Wilson and wife, Geneva M. Wilson, **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 taxes for 1957 which are assumed by the Grantees herein.

And we, Herman L. Waggoner and wife, Margaret Sue Waggoner, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Seward R. Wilson and wife, Geneva M. Wilson, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 1st **day of** January **, 19** 57.

Herman L. Waggoner

Margaret Sue Waggoner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Elizabeth N. Thomson **, a Notary Public in and for said County and State, the within named** Herman L. Waggoner and wife, Margaret Sue Waggoner,

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** 4th **day of** January **, 19** 57.

Commission expires April 23, 1960

Elizabeth N. Thomson
Notary Public

WARRANTY DEED

FROM

HERMAN L. WAGGONER AND WIFE,
MARGARET SUE WAGGONER

TO 27043

SEWARD R. WILSON AND WIFE,
GENEVA M. WILSON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 7 JAN A.D. 1957
at 9:15 o'clock A
Book 2633 Page 380
Fee $2.00
... B. WILSON, Register