K 2806

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, Jack Waggoner and wife, Nellie Friedman Waggoner, have bargained and sold, and by these presents do transfer and convey unto the said Isaiah Whitfield and wife, Janie Whitfield, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the northerly 40 feet of Lot No. 414 in the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for said County.

Said part of said Lot No. 414 fronts 40 feet on the westerly side of Seventh Avenue, North, formerly Vine Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Jack Waggoner and wife, Nellie Friedman Waggoner, by deed from Dorothy Gean Petre, unmarried, of record in Book 1539, page 298, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Isaiah Whitfield and wife, Janie Whitfield, their heirs and assigns, forever.

And we do covenant with the said Isaiah Whitfield and wife, Janie Whitfield, 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 1958 taxes which are prorated and assumed by the grantees.

And we, Jack Waggoner and wife, Nellie Friedman 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 Isaiah Whitfield and wife, Janie Whitfield, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd day of September, 1958

Jack Waggoner

Nellie Friedman Waggoner

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