THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of TEN ($10.00) AND NO/100 - **DOLLARS**

and other good and valuable consideration the receipt of which is hereby acknowledged,

I, Penelopy Waggoner, widow of S. F. Waggoner, **have bargained and sold, and by these presents do transfer and convey unto the said** Melvin Hugo Smith, his **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being the eastern 25 feet of Lot No. 60 and the western 10 feet of Lot No. 60 and the eastern 15 feet of Lot No. 61 in Maury & Claiborne's Addition to Nashville, a plan of which is of record in Book 21, pages 84 and 85, R.O.D.C., Said lots fronting together 50 feet on the North side of Green Street, and running back between parallel lines 165 feet to an alley, and being the same property conveyed to S. F. Waggoner and wife, Penelopy Waggoner, by deed from J. C. Cartwright and E. B. Rucker of record in Book 572, page 632, 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 Melvin Hugo Smith, his **heirs and assigns, forever.**

And I **do covenant with the said** Melvin Hugo Smith **that** I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And I Penelopy Waggoner **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Melvin Hugo Smith, his **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 19 **day of** September **, 19**58

Penelopy Waggoner