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, receipt of which is hereby acknowledged,

I, Penelopy J. 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 lot No. 103 in the Subdivision of A. V. S. Lindsley's 29 Acre Tract, as shown on plan in Book 57 page 66, Register's Office for Davidson County, Tennessee.
Said lot 103 fronts 50 feet on the Northerly side of Gartland Avenue, and extends back between parallel lines 150 feet to an alley.
And being the same property conveyed to S. F. Waggoner and wife, Penelopy J. Waggoner by deed from Henry H. White and wife, Mary K. White of record in Book 854, page 26, 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 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 J. 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, 1958

Penelopy J. Waggoner