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WARRANTY DEED

For and in consideration of the sum of Six Hundred ($ 600.00)

DOLLARS

cash in hand paid by Frank S. Allen and wife Anna Marie Allen the receipt of which is hereby acknowledged,

I, Dora E. Scruggs , a single women

have bargained and sold, and by these presents do transfer and convey unto the said Frank S. Allen And wife Anna Marie Allen

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

In the 7th Civil District ofsaid county, of ½ acre, more or less and being the same property inherited by the grantor herein as the only heir at law of Sallie Waggoner, deceased, who died at Davidson County, Tennessee, on March, 1932.
Beginning at a stone about 12 feet south of my yard fence, thence sough nine and ¼ poles to the north boundary of the Pritchett land to a stone; thence along said Pritchett line west five poles to a stone; thence north nine poles to a stone; it being 12 feet south of my yard fence; thence west five poles to the beginning, containing 45 square poles.
Being the same property conveyed to Sallie Waggoner by deed of John Slaughter, et al, filed August 19, 1897and recorded in book 273, page 420 , RODC, Tennessee.
Being the same property conveyed to Dora E. Scrugge by Luke Waggoner .
Frank S. Allen and wife Anna Marie Allen assume all unpaid taxes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank S. Allen and wife Anna Marie Allen

their *heirs and assigns, forever.*

And I *do covenant with the said* Frank S. Allen and wife Anna Marie Allen

that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Dora E. Scruggs

do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Frank S. Allen and wife Anna Marie Allen

their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this day of* February 12, 19 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DOCUMENTARY 10 10 DOCUMENTARY 1 1

Dora E. Scruggs.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, a Notary Public in and for said County and State, Dora E. Scruggs

the within named bargainor , with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this 12 day of* February 12, 1960

My Commission expires May 26, 1962 *Notary Public*

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