K 3131

For valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, I, MARY ELIZABETH WIGGS, do hereby sell, transfer and convey to Mrs. Effie G. Thompson, of Nashville, Davidson County, Tennessee, her heirs and assigns, the following described real estate:

> "1 Lot in Davidson County, Tennessee, being the West Half of Lot 84, Plan of Kinmore Place, recorded in Book 332, page 32, in Register's Office of Davidson County, Tennessee.
>
> Said lot 84 West half is on the northerly side of Warner Avenue, fronting 50 feet and runs back between parallel lines 200 feet to a dead end, being the same lot transferred to W. D. Baird and wife, Sarah Baird by E. D. Combs and wife of record in Book 729, page 302, in Register's Office of Davidson County, Tennessee."

Also this is the same lot of land conveyed to Mary Elizabeth Wiggs and husband, C. H. Wiggs by deed from W. D. Baird, a widower, on the 18th of May, 1946, and which is recorded in the Register's Office of Davidson County, Tennessee, in Book 1333 at page 270.

As shown by said deed this land was conveyed to Mary Elizabeth Wiggs, and husband, C. H. Wiggs, and my said husband having died on May 8, 1947, I now own the same under the law of survivorship. Since we purchased this lot of land a residence has been erected thereon, same being No. 1217 Warner Avenue.

TO HAVE AND TO HOLD said above described lot of land and house thereon, with all of the appurtenances, estate, title and interest thereto belonging unto the said Mrs. Effie G. Thompson, her heirs and assigns forever.

I covenant with the said Mrs. Effie G. Thompson that I am lawfully seized and possessed of this lot of land and house

located thereon, and that I have a good and lawful right to sell and convey the same and that it is unencumbered except for the taxes due for the year 1960, which purchaser assumes, and I, Mary Elizabeth Wiggs, do covenant and agree to bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to Mrs. Effie G. Thompson, her heirs and assigns, against the lawful claims of all persons whatsoever.

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