BK 3166

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) and no/100 - - - - - - - - - - *DOLLARS*

cash in hand paid by Ida Waggoner, receipt whereof is hereby acknowledged, and other good and valuable consideration,

I, Madison M. Waggoner, an unmarried man,

have bargained and sold, and by these presents do transfer and convey unto the said Ida Waggoner, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being lot No. 33 on the Map of Charlotte Avenue Church of Christ Addition to West Nashville, as of record in Book 547, page 199, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Wyoming Avenue at the corner of Lots Nos. 33 and 34; thence with the line between said lots, southerly 212.7 feet to the north margin of an alley; thence with the margin of the same, easterly 259.7 feet to the westerly right of way line of the West Nashville Branch of the N. C. & St. L. Railroad; thence with the line of the same, around a curve, in a northerly direction 334 feet to the south margin of Wyoming Avenue; thence with the margin of the same, westerly 43½ feet to the beginning.

Being the same property conveyed to Madison M. Waggoner by deed from F. E. White and wife, as of record in Book 2798, page 245, Register's Office for said County.

This conveyance is made subject to easement reserved for T. V. A. or U. S. A. to operate and maintain power lines, as set out in Book 1291, page 16, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ida Waggoner, her *heirs and assigns, forever.*

And I *do covenant with the said* Ida Waggoner *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,* except for the unpaid balance on a note dated July 26, 1958 secured by vendor's lien and described in deed of record in Book 2798, page 245, said Register's Office and the unpaid balance on a note dated July 26, 1958 secured by a deed of trust to Floyd Hines, Trustee, of record in Book 2819, page 433, said Register's Office, which is assumed by the grantee.

And I, the said Madison M. 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* Ida Waggoner, her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 5th *day of* January, 19 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Madison M. Waggoner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Irene Grimes, *a Notary Public in and for said County and State,* Madison M. Waggoner, an unmarried man,

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

Witness my hand and official seal at Nashville *Tennessee, this* [illegible] *day of* January, *19* 61

Irene Grimes *Notary Public*

Commission expires July 22, 1961

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