For and in consideration of the sum of ----------$10.00----------

TEN AND NO/100---------- DOLLARS ($_____),
cash in hand paid by Charles T. Waggoner and wife, Nell M. Waggoner, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

we, LLOYD S. MARTIN and wife, LOTTIE M. MARTIN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES T. WAGGONER and wife, NELL M. WAGGONER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Peerman Heights, as of record in Book 2133 page 3, Register's Office for said County.

Said Lot No. 3 fronts 110 feet on the southerly side of Porter Road and runs back between lines 151 feet on the easterly line and 208.2 feet on the westerly line to a dead line in the rear which is a broken line, measuring 129.5 feet thereon.

Being the same property conveyed to Lloyd S. Martin and wife, Lottie M. Martin, by deed from Thomas N. Stevens and wife, Joann West Stevens, of record in Book 2545, page 111, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2091, page 517, and Book 2133, page 3, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1961 taxes which have been pro-rated and assumed by the Grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 19th day of June, 1961

Lloyd S. Martin

Lottie M. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Lloyd S. Martin and wife, Lottie M. Martin

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 19th day of June, 1961

My commission expires: till 26, 1965

Mrs. Herman Barnard
Notary Public

WDH
WARRANTY DEED

From 44687
Lloyd S. Martin et ux
Lottie M. Martin

To
Charles T. Waggoner et ux
Joann West Stevens

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day of JUN A.D. 1961 at 12:55 o'clock P M.
Noted in Book 49 Page 76
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By Emma Lee D.R.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee