BK 3283

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $13,000.00

Thirteen Thousand, and no/100 **DOLLARS**

Cash in hand paid by J. Paul Waggoner and wife, Marie R. Waggoner, the receipt of which is hereby ackrowledged, we,

W. P. Ackerman and wife, Helen A. Ackerman

have bargained and sold, and by these presents do transfer and convey unto the said J. Paul Waggoner and wife, Marie R. Waggoner

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

Land in Davidson County, Tennessee, being Lot No. 322 on the plan of Charlotte Park, Section XI, as of record in Book 2900, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 322 fronts 72 feet on the southerly side of River Route Drive, and extends back between parallel lines, 150 feet to a dead line.

Being part of the property conveyed to W. P. Ackerman and wife, Helen A. Ackerman, by deed from Consolidated Developments, Inc., as of record in Book 3163, page 605, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. Paul Waggoner and wife, Marie R. Waggoner their **heirs and assigns, forever.**

And we **do covenant with the said** J. Paul Waggoner and wife, Marie R. Waggoner **that** we are **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,** ~~we have the~~

And we, W. P. Ackerman and wife, Helen A. Ackerman **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** J. Paul Waggoner and wife, Marie R. Waggoner their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 4th **day of** October, 19 61

W. P. Ackerman

Helen A. Ackerman

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