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# WARRANTY DEED

*For and in consideration of the sum of*

Three Hundred and Fifty ($350.00)- - - - - - - - - - - - - *DOLLARS*

we, William B. TOMPKINS, A. G. TOMPKINS and LOUISE TOMPKINS ELAM,

*have bargained and sold, and by these presents do transfer and convey unto the said* GEORGE WAUFORD, a/k/a , an unmarried man,

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

Being Lot No. 1 of Block "A" in the Subdivision of the Burns Farm on the Map of Hadley's Bend, City, as of record in Book 450, Page 30, Register's Office for Davidson County. Said Lot No. 1 fronts 75 feet on the northeasterly side of Broadway and runs back between parallel lines 110 feet to the right-of-way of railroad. Being the same property conveyed to George J. Tompkins by Frederick W. Lewis by Partial Payment Warranty Deed and Joint Agreement as of record in Book 29, Page 474, Register's Office for said County, the lien of which instrument was released of record on October 24, 1955.

Said property was devised to Jimmie Malone Tompkins for life with remainder to W. B. Tompkins, A. G. Tompkins and Louise Tompkins by will of George J. Tompkins, deceased, as of record in Will Book 47, Page 245, County Court for said County, the said Jimmie Malone Tompkins having since died.

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

*And we do covenant with the said* George Wauford *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.*

*And we,* William B. Tompkins, A. G. Tompkins and Louise Tompkins Elam *do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said* George Wauford *his heirs and assigns against the lawful claims of all persons, whomsoever.*

*Witness our hands this* 15th *day of* January, 1962, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louise Tompkins Elam
Louise Tompkins Elam

*William B. Tompkins

*A. G. Tompkins

* Executed for and on behalf of William B. Tompkins and A. G. Tompkins pursuant to that certain Power of Attorney, recorded in Book 2318, page 87, R.O.D.C.

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* Adine Hunt *a Notary Public in and for said County and State,* Louise Tompkins Elam

*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* 15th *day of* January, *1962.*

Adine Hunt *Notary Public*

*Commission expires* 7-23-63

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