BK 3343

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of $10.00----------
TEN AND NO/100 ---------- **DOLLARS**
cash in hand paid and other good and valuable considerations paid, the receipt of all of which is hereby acknowledged, and in further consideration that the Grantees herein assume and agree to pay a loan due to Home Federal Savings & Loan Association in the present balance of $2,927.76, said loan being secured by a deed of trust executed by Joe Freeman Crowder and wife, Jane Marie Crowder, to E. A. Goodloe, Trustee, of record in Book 2584, Page 357, Register's Office for Davidson County, Tennessee;
we, JOHN P. NORTH AND WIFE, MARTHA C. NORTH,
have bargained and sold, and by these presents do transfer and convey unto
GEORGE R. WAUFORD AND MOTHER, THERESA N. WAUFORD,
their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**
BEING parts of Lot No. 11, Block 8, Dabbs & Elliott Subdivision, as per plat of record in Book 547, page 97, Register's Office for said County, described separately as follows, to-wit:
Tract No. 1: Said part of Lot No. 11 fronts 36 feet, more or less, on the westerly side of 30th Street, in Old Hickory, Tennessee, and runs back between parallel lines 88 feet to a dead line. Said property being known as 209-30th Street, Old Hickory, Tennessee, being part of the property conveyed to A. E. Hill by deed from the Life & Casualty Insurance Co. of Tennessee, as appears of record in Book 1142, page 91, said Register's Office.
Tract No. 2: Said part of Lot No. 11 begins on the north side of Lot No. 11 at a point 88 feet from its beginning point on 30th Street and runs westwardly a distance of 56 feet to an alley; thence southwardly along the alley a distance of 36 feet; thence eastwardly 56 feet; thence northwardly 36 feet to its starting point. Said property being the back portion of said Lot No. 11 as herein described as No. 209 30th Street, Old Hickory, Tennessee.
BEING the same property conveyed to John P. North and wife, Martha C. North, by deed from Joe Freeman Crowder et ux, of record in Book 3340, page 483, 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 George R. Wauford and Mother, Theresa N. Wauford, their **heirs and assigns, forever.**

And we **do covenant with the said** George R. Wauford and Mother, Theresa N. 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, John P. North and wife, Martha C. North, **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 R. Wauford and Mother, Theresa N. Wauford, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 22 **day of** February, 19 62

John P. North

Martha C. North

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, **a Notary Public in and for said County and State, the within named** John P. North and wife, Martha C. North,

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 office, this 22 **day of** February, 19 62

Commission expires Aug. 1, 1965

Fred L. Keaton
Notary Public

BK 331