BK 3402

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 by the grantees, the receipt of which is hereby acknowledged,

We, Hilry H. Shaffer and wife, Marjorie B. Shaffer

have bargained and sold, and by these presents do transfer and convey unto the said Charles G. Wiggins and wife, Marie H. Wiggins, their

heirs 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. 10 of Block No. 1 on the map of A. J. McGaughey's Haysboro Subdivision, as of record in book 547, pages 15 and 16, Register's Office for said County.

Said Lot No. 10 fronts 100 feet on the westerly side of Haysboro Drive and runs back between parallel lines 335 feet to a 40 foot road.

Being the same real property conveyed to Hilry H. Shaffer and wife, Marjorie B. Shaffer, by deed from Marshall M. Sweeney and wife, dated January 2, 1946, filed January 2, 1946, and recorded in book 1367, page 148, 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 Charles G. Wiggins and wife, Marie H. Wiggins, their *heirs and assigns, forever.*

And we *do covenant with the said* Charles G. Wiggins and wife, Marie H. Wiggins, *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.*, except for the 1962 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And we, Hilry H. Shaffer and wife, Marjorie B. Shaffer *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles G. Wiggins and wife, Marie H. Wiggins, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 27th *day of* June, *19* 62.

Hilry H. Shaffer
Marjorie B. Shaffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* H. H. Shaffer and Marjorie B. Shaffer, *the within named 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* 27th *day of* June, *19* 62.

Hugh J. Bradley
Notary Public

Commission expires April 23, 1963.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 28 day of JUN A.D. 19 62 at 3:14 o'clock P.M. and recorded in Book 1796 Page 300
Recording Fee $1.50
JAMES P. WILSON, Register
By [illegible] D.C.

WARRANTY DEED
FROM
Hilry H. Shaffer et ux
TO
Charles G. Wiggins et ux
Filed Union Bank Co. Box.

7976

PG 498