K 3461

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, Charles G. Wiggins and wife, Marie H. Wiggins,

have bargained and sold, and by these presents do transfer and convey unto the said Loranzie D. Howard and wife, Pauline S. Howard, 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. 137 on the map of Eastdale Place as of record in book 547, pages 29 and 30, Register's Office for said County.

Said lot No. 137 fronts 99.2 feet on the northerly side of Eastdale Avenue, and runs back 306.5 feet on the easterly line and 291 feet on the westerly line to a dead line and shows 13 feet on said dead line.

Being the same real property conveyed to Charles G. Wiggins and wife, Marie H. Wiggins, by deed from Mrs. Charles A. Durham, dated May 29, 1962, filed May 29, 1962, and recorded in book 3398, page 317, 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 Loranzie D. Howard and wife, Pauline S. Howard, their

heirs and assigns, forever.

And we *do covenant with the said* Loranzie D. Howard and wife, Pauline S. Howard

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, Charles G. Wiggins and wife, Marie H. Wiggins

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Loranzie D. Howard and wife, Pauline S. Howard,

their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our hands this 6th *day of* November, 1962.

Charles G. Wiggins

Marie H. Wiggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Charles G. Wiggins and Marie H. Wiggins

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* 6th *day of* November, *19* 62.

Hugh J. Bradley *Notary Public*

Commission expires April 23, 1963.

80901

WARRANTY DEED

FROM Charles G. Wiggins et ux

TO Loranzie D. Howard et ux

File: Union Trust Co. Inv.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of NOV A.D. 1962 at 9:12 o'clock A.M.
Noted in Book 1015 Page 432
Recording Fee $2.00
Billy J. Williams, Register
By Emma Lee, Deputy Rec.

Compliments of
Guaranty Title Company

PG 433