K 3499

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $16,500.00

—Sixteen Thousand Five Hundred and No/100 ———— DOLLARS

cash in hand paid by EMMA H. YOUNT, A Widow

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

HERMAN WAGGONER and wife MARGARET WAGGONER

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 14 on the Plan of Goodlettsville Heights, Section IV, a plat of which is of record in Book 2133, pages 43 and 44, Register's Office for said County.

Said Lot No. 14 fronts 105 feet on the Westerly margin of Alto Loma Road and extends back 450.8 feet on the northerly line and 240 feet on the Southerly line to a dead line in the rear measuring 261 feet thereon.

Being the same property as conveyed to Herman Waggoner, and wife Margaret Waggoner, from W. C. Moncrief & Co., Inc. by Deed of record in Book 3219, Page 541, Register's Office for Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of January, 19 63

Herman Waggoner

Margaret Waggoner

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $4.75
PROBATE .50
TOTAL $ 25.25

Personally appeared before me, JAN 7 1963 the undersigned, a Notary Public in and for said County and State, the within named Herman Waggoner and wife Margaret Waggoner

R. E. MORRALE
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

the bargainors, 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 Goodlettsville, Tennessee, this 1st day of January, 19 63

Commission expires July 25, 1964

Matt N Thomson
Notary Public.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 7 day of JAN A.D. 1963 at 1:14 o'clock P.M.
Noted in Book 1045 Page 226
Recorded in Book ____ Page ____
Recording Fee $3.00

Register

Warranty Deed

FROM
HERMAN WAGGONER, ET UX

To
EMMA H. YOUNT

41541

MAIL - THOMSON REALTY CO.
Goodlettsville, Tenn.

PG 51