1852

For and in consideration of the sum of $ Seven Hundred and No/100- - - - - - - - - -
- - - - - - - - - - - - - - - - - - ($700.00)- - - - - - - - - - - - - - - - - DOLLARS
cash in hand paid by Pedro R. Garcia and wife, Cecelia Mai Garcia, receipt of which is hereby acknowledged,

We, Walter Buford Pegram and wife, Viola Evelyn Pegram

have bargained and sold, and by these presents do transfer and convey unto the said
* * * * * * * * * * PEDRO R. GARCIA AND WIFE, CECELIA MAI GARCIA* * * * * * * * * * *
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 12 on the Plan of Joywood, as of record in Book 974, page 45, Register's Office for said County, described as follows:
Beginning on the northerly margin of Marshall Street at the corner of Lots Nos. 11 and 12; Thence with the line between said two lots northwardly 150 feet to the southerly line of Lot No. 67; thence with said line northeastwardly 67.7 feet to the southwesterly margin of Joy Circle; thence with said Circle southeastwardly 49.6 feet to the corner of lots Nos. 12 and 13; thence with the line between said two lots southwardly 150 feet to the northerly margin of Marshall Street; thence with said street westwardly 100 feet to the beginning.
Being the same property conveyed to Walter Buford Pegram and wife, Viola Evelyn Pegram by deed from E. Lee Bennett and wife, of record in Book 1281, page 449, said Register's Office.
This conveyance is subject to all restrictive covenants, easements and set-back lines as are applicable to the property above described.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Pedro R. Garcia and wife, Cecelia Mai Garcia their heirs and assigns, forever.

And we do covenant with the said Pedro R. Garcia and wife, Cecelia Mai Garcia 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 taxes for 1950 which the grantees have assumed.
And We, Walter Buford Pegram and wife, Viola Evelyn Pegram do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Pedro R. Garcia and wife, Cecelia Mai Garcia their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14 day of June, 1950.

Walter Buford Pegram

Viola Evelyn Pegram

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joe W. Rives, a Notary Public in and for said County and State, the within named Walter Buford Pegram and wife, Viola Evelyn Pegram

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 14th day of June, 1950.

Joe W. Rives
Notary Public

Commission expires July 9th, 1951.

JOE W. RIVES NOTARY PUBLIC DAVIDSON CO. TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record JUN 22 1950 at 2:22 o'clock P.M.
Noted in Book 1772 Page 442
Recording Fee $ .50
JAMES P. WILSON, Register
By Dpt. Reg.

WARRANTY DEED

FROM
Walter Buford Pegram, et ux

TO
Pedro R. Garcia, et ux

1961425

Published by
TRS TITLE INSURANCE CORPORATION
Richmond, Virginia

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