2197

For and in consideration of the sum of $10.00#### DOLLARS

TEN#### and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further considerations of the assumption by C. B. BROYLES and wife, MORENE BROYLES, of the principal balance now due on a certain note in the original amount of $6,250.00, dated July 11, 1951, secured by a deed of trust executed by Merle F. Pedigo and wife, Ivalene Wiggins Pedigo, to Louis R. Linx, Trustee, of record in Book 1965, page 583, RODC,

We, MERLE F. PEDIGO and wife, IVALENE WIGGINS PEDIGO have bargained and sold, and by these presents do transfer and convey unto the said C. B. BROYLES and wife, MORENE BROYLES, 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. 59 and the easterly 25 feet of Lot 50 of Block "D" on the map of the subdivision of the R. M. Dudley 30-acre tract, not of record, described according to a survey made by Erle Drake, Surveyor, October 14, 1913, as follows:

Beginning on the southerly margin of Riverside Boulevard, at the northwest corner of the property conveyed to Thomas H. Tomes, Jr., and wife, by deed from Dorothy Hite Davis, of record in Book 1451, page 632, Register's Office for said County, also being the corner of Lots Nos. 58 and 59; thence with the line between said Lots, southwardly 176 feet to the northerly margin of an alley; thence with said alley, westwardly 75 feet to a point 25 feet west of the corner of Lots Nos. 59 and 60; thence northwardly and parallel with the line between said Lots Nos. 59 and 60, 170 feet to the southerly margin of Riverside Boulevard; thence with said Boulevard, eastwardly 75 feet to the beginning.

Being the same property conveyed to Merle F. Pedigo and wife, Ivalene Wiggins Pedigo, by deed from Mary E. Wolfe, a widow, of record in Book 2013, page 451, 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 C. B. BROYLES and wife, MORENE BROYLES, their heirs and assigns, forever.

And we do covenant with the said C. B. BROYLES and wife MORENE BROYLES 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 as shown above.

And we, MERLE F. PEDIGO and wife, IVALENE WIGGINS PEDIGO do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C. B. BROYLES and wife, MORENE BROYLES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of September, 19 53.

x Merle F. Pedigo

Mrs. Ivalene Wiggins Pedigo

STATE OF ~~TENNESSEE~~ Illinois
~~Davidson County~~ County of St. Clair

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named MERLE F. PEDIGO and wife, IVALENE WIGGINS PEDIGO, 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~~, SCOTT AFB, ILL., ~~Tennessee~~, this 17th day of September, 19 53.

Notary Public

My Commission Expires Feb. 1, 1957

Commission expires

110810

WARRANTY DEED

MCB&P

FROM MERLE F. PEDIGO et ux.

TO C. B. BROYLES et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record SEP 21 1953 day of A.D. at 12:04 o'clock P.M.
Noted in Book 8 Page 777
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

. CO.

Ex . . . R CO.

393