K 2200

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Fifteen Hundred ($1500.00) - 00/100 **DOLLARS**

Cash in hand paid to us by John W. Lewis and wife, Ester Lewis the receipt of which is hereby acknowledged and for further considerations. The purchasers assume and agree to pay the balance of a loan now on the property, payable to Murphree Mortgage Company, secured by a Deed of Trust of record in Book [illegible], page 549, Register's Office for Davidson County, Tennessee.

We, Hoyt Frank Pedigo and wife, Mary G. Pedigo, **have bargained and sold, and by these presents do transfer and convey unto the said** John W. Lewis and wife, Ester Lewis 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. 95 on the Plan of Section 2, [illegible], as of record in book 1355, pages 95-96, R. O. D. C., Tennessee, described as follows:

Beginning at a point in the southerly margin of Drummond Drive at the common corner of lots Nos. 94 and 95; thence with the line between said lots southwestwardly 135 feet to a corner of lot No. 96; thence with the line between lots Nos. 95 and 96, southeastwardly 138.5 feet to the northwest margin of Carlyle Place; thence with the margin of said street along a slight curve northeastwardly 140.24 feet to a point and continuing northeastwardly with the margin of said street 32.34 feet to the beginning of a curve; thence with said curve northwestwardly 39.27 feet to the southerly margin of Drummond Drive; thence with the margin of the same northwestwardly 138.09 feet to the beginning.

Being the same property conveyed to Hoyt Frank Pedigo and wife, Mary G. Pedigo by deed from R & J Homes a partnership composed of Raymond Blair and A. Warren Jackson, of record in book 2084, page 221, R. O. D. C., 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 John W. Lewis and wife, Ester Lewis their **heirs and assigns, forever.**

And we **do covenant with the said** John W. Lewis and wife, Ester Lewis **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.**

And We, Hoyt Frank Pedigo and wife, Mary G. 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** John W. Lewis and wife, Ester Lewis their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 3rd **day of** Oct, **19**53

Hoyt Frank Pedigo

Mary G. Pedigo

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. Frank Hargis, **a Notary Public in and for said County and State, the within named** Hoyt Frank Pedigo and wife Mary G. Pedigo

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 office, this 3 **day of** Oct, **19**53

Commission expires 4-9-56

J. Frank Hargis
Notary Public

FRANK HARGIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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