K 2283

For and in consideration of the sum of $ ____

Ten ($10.00) and 00/100----------DOLLARS cash in hand to me paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

I, Herbert Peyton (Widower)
have bargained and sold, and by these presents do transfer and convey unto the said ____
Charles Vinson and wife, Christine Vinson
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 the southeast part of Lot No. 39 on the Map of McGavock's Plan of Lots, as of record in Book 21, page 41, Register's Office for said County.
Said part of said lot fronts 34 feet on the northerly side of the first alley south of Scovel Street, formerly Madison Street, and runs back between parallel lines, parallel to and 25 feet east of 14th Avenue North, 45 feet to a dead line.
Being the same property conveyed to Herbert Peyton and wife, Milvia Peyton, by deed from Sam Spicer and wife, of record in Book 1449, page 572, said Register's Office, the said Milvia Peyton having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles Vinson and wife, Christine Vinson their heirs and assigns, forever.

And I do covenant with the said Charles Vinson and wife, Christine Vinson that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except taxes which are assumed by the purchasers
And I, Herbert Peyton (Widower)
do further covenant and bind my myself heirs and representatives, to warrant and forever defend the title to the said land to the said Charles Vinson and wife, Christine Vinson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this ___ day of June, 19 54

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ____, a Notary Public in and for said County and State, the within named Herbert Peyton (Widower)
the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23 day of June, 19 54

Commission expires April 29, 1955 ____ Notary Public

23 23202

WARRANTY DEED

FROM
Herbert Peyton

TO
Charles Vinson and wife,
Christine Vinson

STATE OF TENNESSEE
REGISTER'S OFFICE
DAVIDSON COUNTY
FILED JUN 28 1954
at 12 o'clock P.M.
Register

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
DOCUMENTARY 55 CENTS 55

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

HERBERT

PG 348