K 2651

WARRANTY DEED

For and in consideration of the sum of ---------$10.00----------

----------Ten and No/100----------**DOLLARS**

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Richard C. Garrett and wife, Marie Garrett

have bargained and sold, and by these presents do transfer and convey unto the said Fred Pyburn and wife, Thelma H. Pyburn 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. 252 on the Map of Joywood Heights, Section 2, as of record in book 1130, pages 92 and 93, Register's Office for said County.

Said Lot No. 252 fronts 60 feet on the southerly side of Dellway Drive and runs back 203.5 feet on the westerly line and 214.4 feet on the easterly line to a dead line, measuring 60.9 feet thereon.

Being the same property conveyed to Richard C. Garrett and wife, Marie Garrett, by deed from William L. Smith and wife, Mary F. Smith, of record in Book 2136, page 125, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred Pyburn and wife, Thelma H. Pyburn their **heirs and assigns, forever.**

And we **do covenant with the said** Fred Pyburn and wife, Thelma H. Pyburn **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, Richard C. Garrett and wife, Marie Garrett **do further covenant and bind** ourselves/our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Fred Pyburn and wife, Thelma H. Pyburn their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 20th **day of** June, 1957

Richard C. Garrett

Marie Garrett

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hester C. Sanderson, **a Notary Public in and for said County, the within named** Richard C. Garrett and wife, Marie Garrett, **with whom I am personally acquainted, and who acknowledged that** they **executed the foregoing instrument for the purpose therein contained.**

Witness my official seal at office, this 20th **day of** June, 1957

February 12, 1961

Hester C. Sanderson
Notary Public

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