WARRANTY DEED

BOOK 3919 PAGE 584

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oma Elizabeth Pegram (NAME)	Oma Elizabeth Pegram (NAME)	W25-278C
4400 Wyoming Avenue (STREET ADDRESS OR ROUTE NUMBER)	4400 Wyoming Avenue (STREET ADDRESS)	MAP 103-04
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PAR. 58 MS

For an.. Consideration of the sum of Ten and no/100 ($10.00) *DOLLARS*

cash in hand paid by Oma Elizabeth Pegram, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Annie Laurie Bain and Sarah D. Bowles, each owning a one-third undivided interest,

have bargained and sold, and by these presents do transfer and convey unto the said Oma Elizabeth Pegram, her heirs and assigns, all of our right, title and interest in and to ~~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. 301 of Block No. 17 on the Plan of Charlotte Park Company's First Addition to West Nashville, as of record in book 57, page 103, Register's Office for said County.

Said lot No. 301 fronts 50 feet on the northerly side of Wyoming, formerly Sixth Avenue, and runs back between parallel lines with the westerly margin of 44th Avenue North, formerly Third Street, 150 feet to an alley.

Being the same real property conveyed to F. R. Pegram and wife, Oma Pegram, by deed from Louise V. Stephens, Trustee, of record in book 2019, page 147, said Register's Office, the said F. R. Pegram having predeceased his wife, Oma Pegram who has since died survived by the grantors and the grantee as her only heirs-at-law.

THIS INSTRUMENT WAS PREPARED BY
JAMES R. WYATT
235 Third Avenue North
Nashville, Tennessee

unimproved ( )
This is improved (X) property, known as 4400 Wyoming Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Oma Elizabeth Pegram, her *heirs and assigns, forever.*

And we *do covenant with the said* Oma Elizabeth Pegram, *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 *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Oma Elizabeth Pegram, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 12th *day of* July, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Grace Lawson Pegram

Samuel W. Pegram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Annie Laurie Bain and Sarah D. Bowles,

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 Nashville, Tennessee, this 31 day of July, 1965.

[illegible], Notary Public.

Commission Expires July 20, 1965

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

Annie Laurie Bain et al.

TO

Oma Elizabeth Pegram

STATE TAX $ 2.03
PROBATE
TOTAL $ 2.53

AUG 5 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 5 - 1965

9 1 6 5 2

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

AUG 5 9 22 AM 65

NOTED 1/10 PAGE

RECORDING FEE $ 2.00

DEP. REG. (2)

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

MAIL DEED TO ELIZABETH PEGRAM 4400 WYOMING

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