WARRANTY DEED

For and in consideration of the sum of $10.00 * * * * TEN AND NO/100 * DOLLARS

cash in hand paid by Louis Leftwich, Jr., and wife, Maurine P. Leftwich, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

We, Fred H. Brown and wife, Gertrude Brown

have bargained and sold, and by these presents do transfer and convey unto the said Louis Leftwich, Jr., and wife, Maurine P. Leftwich their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lots Nos. 12, 13 and the westerly part of lot No. 14 in Block "E" on the Plan of Hillwood Estates, Subdivision of Blocks "A", "B", "C", "D", and "E", as of record in Book 1835, pages 59 and 60, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of West Hillwood Drive at the corner of lots Nos. 11 and 12; thence with the line between said two lots southeastwardly 206 feet to the northerly line of lot No. 14; thence southwardly 190 feet, more or less, to the corner of lots Nos. 14 and 15 on the northerly margin of Wilsonia Drive; thence with said Drive westwardly 357.8 feet to the southeasterly margin of West Hillwood Drive; thence with the same northeastwardly 385 feet to the beginning.

Being the same property conveyed to Fred H. Brown and wife, Gertrude Brown, by deed from H. G. Hill Realty Company, of record in Book 2145, page 435, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Louis Leftwich, Jr., and wife, Maurine P. Leftwich their heirs and assigns, forever.

And we do covenant with the said Louis Leftwich, Jr., and wife, Maurine P. Leftwich 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 for taxes for 1954, which are assumed by purchaser.

And we, Fred H. Brown and wife, Gertrude Brown do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Louis Leftwich, Jr., and wife, Maurine P. Leftwich, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of April, 1954

Fred H. Brown

Gertrude Brown

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. T. Jones Jr., a Notary Public in and for said County and State, the within named Fred H. Brown and wife, Gertrude Brown 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 26th day of April, 1954

Commission expires My Commission Expires JAN. 9, 1956

A. T. Jones Jr.
Notary Public