WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Eight Thousand Five Hundred and No/100 ----------
----------($8,500.00) ----------**DOLLARS**

Cash in hand paid by Felix Lytton, Jr. and wife, Mary Theresa Lytton, the receipt of which is hereby acknowledged, I,

Nettie Lee Koch (a widow)

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Felix Lytton, Jr. and wife, Mary Theresa Lytton

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 northerly part of lot No. 310 on the plan of McGavock, Wetmore and Others' Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County, described partly according to a survey made by George W. Watkins, Surveyor, April 14, 1954, as follows:

Beginning at an iron pin in the easterly margin of 16th Avenue North at a common corner of lots Nos. 309 and 310 on said plan; thence with the line between said lots eastwardly 170 feet to an iron pin on the westerly margin of a 16 foot alley; thence with the westerly margin of said alley southwardly 46 feet to an iron pin; thence south 50° 15' west 37.5 feet to an iron pin; thence south 39° 15' west 48.7 feet to an iron pin and thence south 33° east 5 feet to the northeast corner of property conveyed to Albert F. Koch, Sr. by deed from Nettie Lee Koch, of record in Book 2243, page 621, as corrected by instrument of record in Book 2275, page 461, said Register's Office; thence with the northerly line of the Albert F. Koch, Sr. property, westwardly 85 feet more or less, to the easterly margin of 16th Avenue North; and thence northwardly, with the easterly margin of said Avenue, 60 feet to the beginning. Said property was conveyed to Albert C. Koch and wife, Nettie Lee Koch, by deeds from Walter Buchanan and wife, of record in Book 766, page 335, and from John W. Singleton, et al, of record in Book 782, page 53, Register's Office for said County, the said Albert C. Koch 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 Felix Lytton, Jr. and wife, Mary Theresa Lytton
their **heirs and assigns, forever.**

And I **do covenant with the said** Felix Lytton, Jr. and wife, Mary Theresa Lytton **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 1954 State and County taxes which have been prorated and are hereby assumed by the purchaser.

And I, Nettie Lee Koch
do further covenant and bind myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Felix Lytton, Jr. and wife, Mary Theresa Lytton
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 6th **day of** August, 19 54

Nettie Lee Koch