WARRANTY DEED

For and in consideration of the sum of One Thousand, Three Hundred ($1,300.00) *DOLLARS*

Cash in hand paid by Leslie E. Smith and wife, Mary Payne Smith receipt of which is hereby acknowledged,

We, Bluch Hitchcock and wife, Christine K. Hitchcock *have bargained and sold, and by these presents do transfer and convey unto the said* Leslie E. Smith and wife, Mary Payne Smith, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 13th formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:
Beginning on the southeasterly margin of Manchester Avenue as located on the map of Ashton Subdivision of record in book 421, page 19, Register's Office for said County, at the southwest corner of the property conveyed to Charles R. Hackett by deed from W. B. Marr et al, of record in book 1385, page 99, said Register's Office; thence with the southwesterly line of said Hackett property southeastwardly 234 feet, said Hackett's southeast corner; thence southwesterly and parallel with the easterly margin of Manchester Avenue, 100 feet to the northeasterly line of the property conveyed to Walter Cundall by deed from T. G. Hulme and wife, of record in book 313, page 303, said Register's Office; thence with said line northwestwardly 234 feet to the southeasterly margin of Manchester Avenue; thence with same northeastwardly 100 feet to the beginning.
Being the same real property conveyed to Bluch Hitchcock and wife, Christine K. Hitchcock, by deed from W. B. Marr and Albert Duling, dated July 28, 1951, filed August 1, 1951, and recorded in book 2015, page 521, 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 Leslie E. ~~Smith and wife, Mary Payne Smith~~ their *heirs and assigns, forever.*

And we *do covenant with the said* Leslie E. Smith and wife, Mary Payne Smith *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 the year 1958 which are assumed by the grantees.

And we, Bluch Hitchcock and wife, Christine K. Hitchcock *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* ~~Leslie E. Smith and wife, Mary Payne Smith~~ their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 27th *day of* May, *19* 58., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bluch Hitchcock
Christine K. Hitchcock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ethel Hill, *a Notary Public in and for said County and State,* Bluch Hitchcock and wife, Christine K. Hitchcock

the within named bargainor S, *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* 27th *day of* May, *19* 58.

Ethel Hill *Notary Public*

Commission expires Dec. 10, 1961