BK 3027

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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, Edward Schade and wife, Eunice D. Schade

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

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 4 Section 1, Blair Estates, as of record in Book 2663, page 24, Register's Office for said County, more particularly described as follows:

Beginning at a point in the northeasterly margin of Westchester Drive, common corner of Lots Nos. 3 and 4; thence with the line between said two lots, northeasterly 178.05 feet, and northerly 106 feet to a point; thence easterly with the rear line of the subject lot, 119.75 feet to a point; thence southerly 284.31 feet to a point in the northerly margin of a 50 foot unnamed street; thence with said margin of said street southwesterly 149.86 feet to a point at its intersection with Westchester Drive; thence with the margin of said Drive westerly 43.27 feet, and northwesterly 65 feet, to the point of beginning.

Being the same property conveyed to Edward Schade et ux, Eunice D. Schade, by deed from Oliver N. Smith et ux, Erna C. Smith, of record in Book 2962, page 225, 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 Robert A. Leftwich and wife, Dorothy R. Leftwich their heirs and assigns, forever.

And we do covenant with the said Robert A. Leftwich and wife, Dorothy R. 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 1960 taxes which are to be assumed by the buyers.

And we, Edward Schade and wife, Eunice D. Schade do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert A. Leftwich and wife, Dorothy R. Leftwich, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of January, 1960

Edward Schade

Eunice D. Schade

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