K 3102

WARRANTY DEED

For and in consideration of the sum of ($24,000.00)
------- Twenty Four Thousand & NO/100th. ---------- *DOLLARS*

Cash in hand paid by H W Lehning Sr. and wife Roy Ellen Lehning, receipt of which is hereby acknowledged.

We, E. S. Lehning and wife, Elizabeth Kittrell Lehning

have bargained and sold, and by these presents do transfer and convey unto the said H. W. Lehning Sr., & wife, Roy Ellen Lehning,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Beginning at the southeast corner of Woodland Street and an alley, being the northwest corner of said Lot No. 218; thence with the southerly margin of said street, easterly 50 feet to the northwest corner of a part of said lots conveyed by Sory to Sanderson by deed of record in Book 658, page 787, said Register's Office; thence with the west line of said Sanderson lot, southerly 104 feet, more or less, to the line between Lots Nos. 216 and 217; thence with said line, westerly 44 feet, more or less, to the easterly margin of said alley; thence with the easterly margin of said alley, northerly 70 feet (73 feet according to the deed) to the beginning.

Being the same property conveyed to E. S. Lehning and wife, Elizabeth Kittrell Lehning, by deed from Louis P. Belios, of record in Book 873, page 629, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. W. Lehning Sr., & wife, Roy Ellen Lehning,

their *heirs and assigns, forever.*

And we *do covenant with the said* H. W. Lehning Sr., & wife, Roy Ellen Lehning

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 taxes for 1960 which has been prorated and assumed by purchasers.

And We, E. S. Lehning and wife, Elizabeth Kittrell Lehning

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* H. W. Lehning Sr., & wife, Roy Ellen Lehning,

their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our hands *this* 1st. *day of* August, *19* 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E. S. Lehning

Elizabeth Kittrell Lehning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. O. Hardaway *a Notary Public in and for said County and State,* E. S. Lehning & wife, Elizabeth Kittrell Lehning

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* 1st *day of* August, *19* 60.

L. O. Hardaway *Notary Public*

Commission expires Oct. 26, 1963

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