1645

For and in consideration of the sum of $ 10.00

Ten and no/100 - - - - - - DOLLARS

cash in hand paid, by C. R. Nixon and wife, Hazel Holland Nixon, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Howard E. Marlin and wife, Beulah E. Marlin
have bargained and sold, and by these presents do transfer and convey unto the said
C. R. Nixon and wife, Hazel Holland Nixon
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 Lot No. 17 on the Map of Lean Oak Heights, as of record in Book 1424, page 2, Register's Office for said County.
Said Lot No. 17 fronts 95.8 feet on the southerly side of Glendale Lane and runs back between lines 248.4 feet on the westerly line and 225.7 feet on the easterly line, to a dead line, measuring 150 feet thereon.
Being part of the property conveyed to Howard E. Marlin and wife, Beulah E. Marlin, by deed from Jim M. Fitts and wife, of record in Book 1536, page 675, 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 C. R. Nixon and wife, Hazel Holland Nixon
their heirs and assigns, forever.

And we do covenant with the said C. R. Nixon and wife, Hazel Holland Nixon
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.

And we, Howard E. Marlin and wife, Beulah E. Marlin
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C. R. Nixon and wife, Hazel Holland Nixon
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 9th day of November, 1948.

Howard E. Marlin

Mrs Beulah E Marlin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. M. Medlin, a Notary Public in and for said County and State, the within named Howard E. Marlin and wife, Beulah E. Marlin
the 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 9th day of November, 1948

Commission expires January 23, 1952

J. M. Medlin
Notary Public

42231

WARRANTY DEED

FROM
Howard E. Marlin et ux

TO
C. R. Nixon et ux

G-22462

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day of NOV A.D. 1948 at 2:20 o'clock P.M.
Noted in Book 1 Page 120
Recorded in Book 1 Page 120
Recording Fee $1.50
FELIX Z. WILSON, Register
By Dot. Reg.

201