1681

WARRANTY DEED Form 1002 Published by Tennessee Title Company

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, and the assumption by the grantees of the balance of an unpaid note, in the sum of $8,068.41, secured by deed of trust executed by Marlin Homes, Inc. to Herschel Greer, Trustee, of record in book 1666, page 501, to secure Guaranty Mortgage Company, one note dated Nov. 18, 1948, for $8,100.00, with interest at 4% per annum, both principal and interest payable $42.77 monthly.

By an instrument of record in book 1670, page 346, the above debt was assigned to the Prudential Insurance Company of America.

Marlin Homes, Inc. a corporation, organized and existing under the laws of the State of Tennessee

has bargained and sold, and by these presents do transfer and convey unto the said Frank A. Diehl and wife, Sarah B. Diehl, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being lots Nos. 61, 62, 63 and 64, of Block "A" on the map of Marthonna Subdivision, not of record, and described according to a copy of a survey thereof by J. A. Mefford, Surveyor, December, 1937, as follows:
Beginning at a point in the easterly margin of Ezell Road East, at the corner of lots Nos. 60 and 61; thence with the line between said lots easterly 423.3 feet to a point; thence southerly 100 feet to the common corner of lots Nos. 64 and 65; thence with the line between said lots, westerly 424.8 feet to the east margin of Ezell Road East; thence with the margin of the same northerly 100 feet to the beginning.

Being part of the property conveyed to Marlin Homes, Inc., by deed from Cumberland Development Company, of record in book 1557, page 586, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank A. Diehl and wife, Sarah B. Diehl, their **heirs and assigns, forever.**

And Marlin Homes, Inc. does **covenant with the said** Frank A. Diehl and wife, Sarah B. Diehl **that** it is **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered** except as set out herein and taxes for 1949, which the grantees assume

And Marlin Homes, Inc. does **further covenant and bind** itself, its **heirs and representatives, to warrant and forever defend the title to the said land to the said** Frank A. Diehl, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands** this 1st **day of** February, 1949.

ATTEST: James P. Mather
James P. Mather, Secretary

MARLIN HOMES, INC.

BY E. E. Marlin
E. E. Marlin, Pres.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, **a Notary Public in and for said County and State, the within named** _____

_____

_____

the bargainor, **with whom I am personally acquainted, and who acknowledged that** _____ **executed the within instrument for the purposes therein contained. Witness my hand and official seal at** _____, **Tennessee, this** _____ **day of** _____, 194__.

Commission expires _____

_____
Notary Public

571