K 2281

For and in consideration of the sum of $10,500.00
Ten Thousand Five Hundred and No/100 DOLLARS
Cash in hand paid by Guy M. Dukes and wife, Alva W. Dukes, the receipt of which is hereby acknowledged, we,

EDWARD E. MARLIN AND WIFE, CLAUDIA MARLIN

have bargained and sold, and by these presents do transfer and convey unto the said Guy M. Dukes and wife, Alva W. Dukes 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. 23 on the Map of Marlin Meadows, Section No. 3, as of record in Book 2133, page 26, Register's Office for said County.
Said Lot No. 23 fronts 129 feet on the northerly side of Peeler Trail and runs back between lines, 353.6 feet on the southeasterly line and 377.76 feet on the northwesterly line to a dead line in the rear on which it measures 180 feet.
Being part of the property conveyed to Edward E. Marlin and wife, Claudia Marlin, by deed from Elsie V. Watkins, a widow, of record in Book 1369, page 252, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 2134, page 41, and the plan of record in Book 2133, page 26, Register's Office for said County, which shows a 75 foot set-back line from Peeler Trail and a 10 foot easement along the easterly rear line of the lot and along the northerly 187.76 feet to the west side line of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Guy M. Dukes and wife, Alva W. Dukes their heirs and assigns, forever.

And we do covenant with the said Guy M. Dukes and wife, Alva W. Dukes 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 1954 taxes which have been prorated and are hereby assumed by the purchasers.
And we, Edward E. Marlin and wife, Claudia 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 Guy M. Dukes and wife, Alva W. Dukes their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 9th day of June, 1954.

Edward E. Marlin
Claudia Marlin

STATE OF TENNESSEE
Davidson County

Personally appeared before me A. M. Tenison, a Notary Public in and for said County and State, the within named Edward E. Marlin and wife, Claudia 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 June, 1954.

Commission expires February 24, 1957

A.M. Tenison, Notary Public

WARRANTY DEED
FROM
EDWARD E. MARLIN AND WIFE,
TO
CLAUDIA MARLIN 22062
GUY M. DUKES AND WIFE,
ALVA W. DUKES
WARRANTY MORTGAGE CO. OF NASHVILLE

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 11 day of JUN 1954 at 2:20 P.M.
Recorded in Book 2281 Page 448
Recording Fee $1.00
REGISTER'S OFFICE

G 448