K 2297

WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 12,550.00 ----------

Twelve Thousand Five Hundred Fifty and No/100 ---------- DOLLARS

Cash in hand paid by Sanford A. Stone and wife, Bernice Ruth Stone, the receipt of which is hereby acknowledged, we,

EDWARD E. MARLIN AND WIFE, FLORENCE CLAUDIA MARLIN

have bargained and sold, and by these presents do transfer and convey unto the said Sanford A. Stone and wife, Bernice Ruth Stone

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. 42 on the Map of Marlin Meadows, Section No. 4, as of record in Book 2133, pages 66 and 67, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Marlin Pass at the corner of Lots 42 and 43; thence with the line between said lots westerly 222.4 feet to a corner of Lot 41; thence with the line between Lots 41 and 42, northeasterly 260.1 feet to the southerly margin of Mann Road; thence with the margin of the same southeasterly 119.06 feet to the beginning of a curve; thence around said curve southerly 36.28 feet to the westerly margin of Marlin Pass; thence with the margin of the same southwesterly around a slight curve, 125 feet to the point of beginning.

Being part of the property conveyed to Edward E. Marlin and wife, Florence Claudia Marlin, by deed from Herschel Greer, Trustee, of record in Book 2277, page 218, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 2196, page 35, in Book 2204, page 339, and in Book 2242, page 392, and the plan of record in Book 2133, pages 66 and 67, Register's Office for said County, which shows a 40-foot set-back line from Mann Road and from Marlin Pass, and a 10-foot easement along the most westerly rear corner 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 Sanford A. Stone and wife, Bernice Ruth Stone their heirs and assigns, forever.

And we do covenant with the said ~~Sanford A. Stone and wife, Bernice Ruth Stone~~ 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, Florence 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 Sanford A. Stone and wife, Bernice Ruth Stone their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 3rd day of September, 19 54.

Edward E. Marlin

Florence Claudia Marlin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named Edward E. Marlin and wife, Florence 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 [illegible], Tennessee, this 3rd day of September, 19 54

Commission expires July 6, 1955

O. G. Jones, Notary Public

O. G. JONES NOTARY PUBLIC DAVIDSON COUNTY

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