K 2298

For and in consideration of the sum of $ 11,750.00 ----------

Eleven Thousand Seven Hundred Fifty and No/100 ---------- DOLLARS

Cash in hand paid by James Greenfield Keeler and wife, Frances Keeler, 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 James Greenfield Keeler and wife, Frances Keeler

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. 41 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:

Said Lot No. 41 fronts 115 feet on the south side of Mann Road and runs back between lines, 214.3 feet on the west line and 260.1 feet on the east line to a dead line in the rear on which it measures 97 feet.

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 30 foot set-back line from Mann Road and a 10-foot easement along the southerly rear 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 James Greenfield Keeler and wife, Frances Keeler their heirs and assigns, forever.

And we do covenant with the said James Greenfield Keeler and wife, Frances Keeler 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 James Greenfield Keeler and wife, Frances Keeler their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 10th 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 bargainer 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 10th day of September, 19 54.

Commission expires July 6, 1955

O. G. Jones, Notary Public

WARRANTY DEED

FROM

EDWARD E. MARLIN AND WIFE,

FLORENCE CLAUDIA MARLIN

TO

JAMES GREENFIELD KEELER AND WIFE,

FRANCES KEELER

NASHVILLE

STATE OF TENNESSEE
DAVIDSON COUNTY

SEP 14 1954 at M

Book 2298 page 578

$2.75

CORPORATION
of Richmond, Virginia

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