K 2341

For and in consideration of the sum of $ 18,000.00 EIGHTEEN THOUSAND and No/100 DOLLARS cash in hand paid by Mike C. Willingham and wife, Ruby L. Willingham, 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 Mike C. Willingham and wife, Ruby L. Willingham 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. 55 on the Map of Marlin Meadows, Section IV, of record in Book 2133, page 67, Register's Office for said County.

Said Lot No. 55 fronts 108 feet on the southwesterly side of Berwick Trail and runs back 252.6 feet on the northwesterly line and 209.9 feet on the southeasterly line to a dead line and measures 148 feet thereon.

Being a part of the same property conveyed to Edward E. Marlin and wife, Florence Claudia Marlin, by deed from Herschel Greer, Trustee, of record in Book 2247, page 146, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2196, page 35 and Book 2204, page 339, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 67, said Register's Office, which shows a 30 foot building setback line from Berwick Trail, a 10 foot easement along the rear for public utilities and an anchor easement 2.5 x 20 feet at the northwest corner of the premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mike C. Willingham and wife, Ruby L. Willingham their heirs and assigns, forever.

And we do covenant with the said Mike C. Willingham and wife, Ruby L. Willingham 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 1955 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 Mike C. Willingham and wife, Ruby L. Willingham their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of February, 1955.

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 purpose therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of February, 1955.

O. G. JONES NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 6, 1955

O. G. Jones, Notary Public

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