K 2396

For and in consideration of the sum of Twelve Thousand Four Hundred and No/100 ---

$12,400.00 DOLLARS

Cash in hand paid by Charles Thomas McKee and wife, Sarah DeAngelo McKee, 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 Charles Thomas McKee and wife, Sarah DeAngelo McKee

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. 43 on the Map of Marlin Meadows Subdivision, Section IV, as of record in Book 2133, page 66, Register's Office for Davidson County, Tennessee, described as follows:
Said Lot No. 43 fronts 140 feet on the westerly side of Marlin Pass and runs back 222.4 feet on the north line and 125.1 feet on the south line to a dead line in the rear measuring 184.6 feet thereon.
Being the same 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 restrictive covenants of record in Book 2204, page 339, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 66, said Register's Office, which shows a 50 foot building set back line from Marlin Pass, a 10 foot easement for public utilities along the westerly and southerly lines.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles Thomas McKee and wife, Sarah DeAngelo McKee their heirs and assigns, forever.

And we do covenant with the said Charles Thomas McKee and wife, Sarah DeAngelo McKee 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 Charles Thomas McKee and wife, Sarah DeAngelo McKee, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of April, 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, 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 office, this 15th day of April, 1955

My Commission Expires July 6, 1955

O. G. Jones, Notary Public

54198

WARRANTY DEED

FROM

EDWARD E. MARLIN AND WIFE,

FLORENCE CLAUDIA MARLIN

TO

CHARLES THOMAS MCKEE AND WIFE,

SARAH DEANGELO MCKEE

GUARANTY ABSTRACT CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 21st day of APR A.D. 1955 at 10:55 o'clock A.M. and noted in Book 2277 Page 265 Recording Fee $2.00

Witness my hand this day

Register

By

Deputy

NASHVILLE, TENN.

12400

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