K 2452

WARRANTY DEED

For and in consideration of the sum of Thirteen Thousand Two Hundred Fifty and No/100 ------
----------$13,250.00----------DOLLARS
Cash in hand paid by Robert John Kuchta and wife, Mildred Wadel Kuchta, 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 Robert John Kuchta and wife, Mildred Wadel Kuchta

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. 16 on the Map of Marlin Meadows, Section IV, as of record in Book 2133, pages 66 and 67, Register's Office for said County.
Said Lot No. 16 fronts 100 feet on the northwesterly side of Allen Pass and runs back 225.2 feet on the northeasterly line and 224.8 feet on the southwesterly line to a dead line, measuring 100 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 2337, page 539, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2196, page 35, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, pages 66 and 67, said Register's Office, which shows a 30 foot building set back line from Allen Pass and a 10 foot easement along the rear 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 Robert John Kuchta and wife, Mildred Wadel Kuchta their heirs and assigns, forever.

And we do covenant with the said Robert John Kuchta and wife, Mildred Wadel Kuchta 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 Robert John Kuchta and wife, Mildred Wadel Kuchta their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of September, 19 55

Edward E. Marlin

Florence Claudia Marlin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. 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 28th day of September, 19 55

Commission expires May 11, 1959

C. G. Jones

C,G.Jones, Notary Public

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