K 2536

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 Herbert Shelby, Jr., and wife, Frances Hix Shelby, 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** Herbert Shelby, Jr., and wife, Frances Hix Shelby

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. 17 on the Map of Marlin Meadows, Section 4, as of record in Book 2133, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 100 feet on the westerly side of Allen Pass and runs back 225.2 feet on the southerly line and 230.3 feet on the northerly line to a dead line in the rear which is a broken line measuring 101.4 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 1137, page 335, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 1390, page 24, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 67, showing an owner's certificate, a 30 foot building set back line from Allen Pass and a 10 foot easement along the rear for 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 Herbert Shelby, Jr., and wife, Frances Hix Shelby their **heirs and assigns, forever.**

**And** we **do covenant with the said** Herbert Shelby, Jr., and wife, Frances Hix Shelby **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 1956 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** Herbert Shelby, Jr., and wife, Frances Hix Shelby their **heirs and assigns against the lawful claims of all persons, whomsoever.**

**Witness** our **hand** s **this** 17th **day of** April **, 19**56.

Edward E. Marlin

Florence Claudia Marlin

**STATE OF TENNESSEE**
**Davidson County**

**Personally appeared before me,** A. J. Allison **, 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 office, this** 17th **day of** April **, 19**56.

**Commission expires** February 1, 1957

A. J. Allison **Notary Public**

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