K 2638

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Five Hundred and No/100 ---------- ----------$12,500.00 ---------- **DOLLARS**

Cash in hand paid by Samuel R. Eidson and wife, Shirley A. Eidson, the receipt of which is hereby acknowledged, I,

Harry C. Marlin (Single)

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Samuel R. Eidson and wife, Shirley A. Eidson

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. 25, Section IV, on the Map of Marlin Meadows Subdivision, as of record in Book 2133, pages 66 and 67, Register's Office for Davidson County, Tennessee.
Said Lot No. 25 fronts 130 feet on the southeasterly side of Allen Pass and runs back 230.8 feet on the southwesterly line and 228.7 feet on the northeasterly line to a dead line in the rear, measuring 130 feet thereon.
Being the same property conveyed to Harry C. Marlin, single, by deed from Herschel Greer, Trustee, of record in Book 2593, page 455, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2196, page 35, and in Book 2204, page 339, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2133, pages66 and 67, said Register's Office, which shows a 60 foot setback 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 Samuel R. Eidson and wife, Shirley A. Eidson

their **heirs and assigns, forever.**

And I **do covenant with the said** Samuel R. Eidson and wife, Shirley A. Eidson

that I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,** except 1957 taxes which have been prorated and are hereby assumed by the purchasers.

And I, Harry C. Marlin

do further covenant and bind myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Samuel R. Eidson and wife, Shirley A. Eidson

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 25th **day of** February, 1957

Harry C. Marlin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, **a Notary Public in and for said County and State the within named** Harry C. Marlin

the bargainor with whom I am personally acquainted, and who acknowledged that he **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office this 25th **day of** February, 1957

Commission expires _____ 1961

A. M. Tenison
Notary Public

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