K 3071

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten ($10.00) and 00/100--------

---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged; and for further considerations the purchasers assume and agree to pay two loans now on the property payable to Guaranty Mortgage Company. The first in the original amount of $6400.00 payable $33.79 monthly until fully paid secured by Deed of Trust of record in book 1622, page 391, Register's Office for Davidson County, Tennessee and the 2nd in the original amount of $600.00 payable $3.17 monthly until fully paid secured by deed of trust of record in book 1651, page 257, Register's Office for Davidson County, Tennessee.

We, Ralph E. Martin and wife, Mildred S. Martin

_____ have bargained and sold, and by these presents do transfer and convey unto the said Albert K. Marlin and wife, Joyce H. Marlin

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. 286, Block # 1 on the Plan of Cumberland Terrace Subdivision, Part # 1, of record in book 1424, page 49, R. O. D. C., Tennessee.

Beginning on the easterly margin of Martingale Drive at the corner of lots Nos. 286 and 287; thence with line between said lots eastwardly 225.4 feet; thence north 35° 22' east 100.6 feet to a point in the westerly margin of Tennessee Central Railroad right-of-way; thence with said right-of-way, northwardly 28.9 feet to the corner of lots Nos. 285 and 286; thence with line between said lots westwardly 252 feet to the easterly margin of Martingale Drive; thence with said drive, southwardly 75 feet to the beginning.

Being the same property conveyed to Ralph E. Martin and wife, Mildred S. Martin by deed from R. B. Blount, et ux of record in Book 2602, page 447, R.O.D.C., Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Albert K. Marlin and wife, Joyce H. Marlin their heirs and assigns, forever.

And we do covenant with the said Albert K. Marlin and wife, Joyce H. Marlin 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 as shown above.

And We, Ralph E. Martin and wife, Mildred S. Martin do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Albert K. Marlin and wife, Joyce H. Marlin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 18th day of May, 1960

Ralph E. Martin

Mildred S. Martin

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