K 3248

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Thirteen Thousand and No/100 ----------

----------($13,000.00) ---------- DOLLARS

Cash in hand paid by Charles T. Eldridge and wife, Sarah C. Eldridge, the receipt of which is hereby acknowledged, I,

, Harry C. Marlin, unmarried

_____ have bargained and sold, and by these presents do transfer and convey unto the said Charles T. Eldridge and wife, Sarah C. Eldridge

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. 12 on the Plan of Marlin Meadows, Section IV, as of record in Book 2133, page 67, Register's Office for said County.

Said Lot No. 12 fronts 100 feet on the northwesterly margin of Allen Pass, running back between lines measuring 223.4 feet on the northeasterly side, and 212.8 feet on the southwesterly side to a broken line in the rear, on which it measures 102.8 feet.

Being the same property conveyed to Harry C. Marlin, by deed from Herschel Greer, Trustee, of record in Book 2959, page 65, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

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 T. Eldridge and wife, Sarah C. Eldridge

their heirs and assigns, forever.

And I do covenant with the said Charles T. Eldridge and wife, Sarah C.Eldridge

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 1961 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 Charles T. Eldridge and wife, Sarah C.Eldridge

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

Witness my hand this 13th day of June, 19 61

Harry C. Marlin

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