K 3432

WARRANTY DEED

FROM 1399-6

MALCOLM M. OSBORNE, ET UX

TO

ALBERT B. MARLIN, ET UX

STATE OF TENNESSEE
REGISTER'S OFFICE
Received this 7 day
SEP A.D. 1962
at 12:47 P.M.
Recorded in Book 2447
Page 146
Register's Fee $2.00

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Earl Thompson, Attorney
415 Nashville Bank & Tr. Bl.
Telephone 242-2525

For and in Consideration of the sum of TEN AND- - - - - - - - - - - - - - - -00/100 ($10.00) - *DOLLARS* cash in hand paid by the grantees herein, Albert B. Marlin and wife, Ellen J. Marlin, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;



We, MALCOLM M. OSBORNE and wife, WILLIE M. OSBORNE,

have bargained and sold, and by these presents do transfer and convey unto the said ALBERT B. MARLIN and his wife, ELLEN J. MARLIN, their, - *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 53 on the Revised Plan of Section "F", of E. I. DuPont deNemours & Company's Subdivision, called Village of Old Hickory, as of record in Book 1424, page 131, Register's Office for said County.

Said Lot No. 53 fronts 85 feet on the easterly side of Turner Street and extends back 155.3 feet on the northerly line and 155.1 feet on the southerly line to a dead line, measuring 85 feet thereon.

Being the same property conveyed to Malcolm L. Osborne and wife, Willie M. Osborne, by deed from Buford E. West and wife, as of record in Book 2704, page 563, Register's Office for said County.

This conveyance is made subject to the following, to-wit:

" One special easement 2.5 feet wide for sewer, water, electric and/or telephone cable and all rights in connection with said easement, including the right of ingress and egress to easement for servicing same as contained in the deed of record in Book 1938, page 112, Register's Office."

"Restrictions filed for record January 15, 1951, in Book 1938, page 112, in Book 1874, page 178, filed for record July 21, 1950, "
NOTE: By instrument filed for record August 26, 1955, in Book 2447, page 151, the above restrictions were amended.

"The recorded plan shows an easement for special utilities crossing the lot and an easement for Dismukes Private Road and public utilities running along the rear of the lot."

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