BOOK 4179 PAGE 733

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| John A. Dabbs et ux. (NAME) | Guaranty Mortgage Company (NAME) | Berry Hill 1380 |
| 531 Fairlane Drive (STREET ADDRESS OR ROUTE NUMBER) | 316 Union Street (STREET ADDRESS) | Map 118-4 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | Par. 129 |

*For and in Consideration of the sum of* Nine Thousand Three Hundred Fifty and no/100 ------ ----------($9,350.00) ---------- *DOLLARS*

of which $2,250.43 has been paid in cash by John A. Dabbs and wife, Ann J. Dabbs, the receipt of which is hereby acknowledged, and for the remainder the said John A. Dabbs and wife have assumed and agree to pay the unpaid balance of $7,099.57 of an original indebtedness of $9,400.00 secured by deed of trust of record in book 2474, page 413, Register's Office for Davidson County, Tennessee,

We, Melvin Douglas Marlin and wife, Margaret Eleanor Marlin,

*have bargained and sold, and by these presents do transfer and convey unto the said* John A. Dabbs and wife, Ann J. Dabbs, 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. 23 of Hurdwood Heights, Section 2, as of record in book 2330, page 38, Register's Office for said County.
Said Lot No. 23 fronts 60 feet on the southerly side of Fairlane Drive and runs back 168 feet on the westerly line and 168.1 feet on the easterly line to a dead line, measuring 60 feet thereon.
Being the same real property conveyed to Melvin Douglas Marlin and wife, Margaret Eleanor Marlin, by deed from Jerry Marlin and wife, of record in book 2857, page 183, said Register's Office.

This conveyance is made subject to 10-foot easement for public utility purposes along rear line of premises, anchor easement at northeast corner, 30-foot building setback line from Fairlane Drive, and conditions of owners certificate, as shown on plan of record in book 2330, page 38, said Register's Office; and to restrictive covenants of record in book 2435, page 550, said Register's Office.

This is unimproved ( ) improved (X) property, known as 531 Fairlane Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* John A. Dabbs and wife, Ann J. Dabbs, their

*heirs and assigns, forever.*

*And* we *do covenant with the said* John A. Dabbs and wife, Ann J. Dabbs,

*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.*

*And* we

*do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John A. Dabbs and wife, Ann J. Dabbs, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 10th *day of* October, *19*67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Melvin Douglas Marlin

Margaret Eleanor Marlin

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, Melvin Douglas Marlin and wife, Margaret Eleanor Marlin,

the within named 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 Nashville, Tennessee, this 10th day of October, 19 67

Alice McMahon Notary Public

Commission expires April 26, 1970

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be..... .....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

PAID OCT 11 1967

DAVIDSON COUNTY, TENN.
COUNTY COURT CLERK
R. E. WORRALL

OCT 11 1967

STATE TAX $ 14.03
PROBATE .50
TOTAL $ 14.53

WARRANTY DEED

FROM Melvin Douglas Marlin et ux.

TO John A. Dabbs et ux.

91791

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

OCT 11 8 37 AM '67

NOTED: BOOK 117 PAGE 479

RECORDING FEE $ 3.00

DEP. REG. .....

Compliments of
...ty Title Company

Bear Title 196117

#9350