BK 3284

WARRANTY DEED

FROM Josephine D. Pitts

TO Donald L. Maloney, et ux

REGISTER'S OFFICE STATE OF TENNESSEE DAVIDSON COUNTY Received for record 10 day of Jan A.D. 1961 at 1:35 o'clock P.M. Noted in Book 73 Page 3 Recorded in Book 3284 Page 281 Recording Fee $2.00 JAMES P. WILSON, Register

DOCUMENTARY INTERNAL REVENUE 1 DOLLAR

DOCUMENTARY INTERNAL REVENUE 10 DOLLARS

WARRANTY DEED

For and in Consideration of the sum of ten and no/100---------- ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Donald L. Maloney and wife, Harriette K. Maloney, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration Donald L. Maloney and wife, Henrietta K. Maloney have assumed and agreed to pay the unpaid balance of $17,679.54 of a note in the original amount of $18,500.00, with interest at the rate of5% per annum and a service fee of 1% per annum, said principal, interest and service fee being payable in monthly installments of $119.21 each, and said note is secured by a deed of trust of record in book 3088, page 333, Register's Office for Davidson County, Tennessee,

I, Josephine D. Pitts,

have bargained and sold, and by these presents do transfer and convey unto the said Donald L. Maloney and wife, Harriette K. Maloney, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of lot No1 on the Plan of the Subdivision of the Baxter 110 acre tract of land east of Franklin Turnpike, not of record, described according to a survey made by Erle Drake, County Surveyor for said County, January 10, 1918, as follows:
Beginning at a point in the center of Baxter Road or Lane at the southwest corner of the property conveyed to James Brooks Henderson and wife, by deed from Cecil B. Lawter, of record in book 2879, page 558, Register's Office for said County; thence with said Henderson's western boundary line, northerly 490.11 feet; thence north 85° 00' west 398 feet to the center of Old Franklin Pike; thence with the center of said Pike, south 30½° east 43 feet and south 5-3/4° west 454 feet to the intersection of the center line of said Pike and the center line of Baxter Road or Lane; thence with the center line of said Road or Lane, south 85° east 343.17 feet to the beginning.
Being the same real property conveyed to Josephine D. Pitts by deed from Cecil B. Lawter and wife, dated April 28, 1960, filed May 24, 1960, and recorded in book 3072, page 225, said Register's Office.

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