WARRANTY DEED

BOOK 4329 PAGE 907

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Albert B. Maloney et ux	Albert B. Maloney et ux	Map 160
(NAME) Willowdale Court	(NAME) Willowdale Court	Par. 56
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of .....

TEN AND NO/100 ($10.00)---------- *Dollars,*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, W. P. RUSSELL and wife, VIRGINIA C. RUSSELL,

have this day bargained and sold, and do hereby transfer and convey unto the said ALBERT B. MALONEY and wife, ETHEL L. MALONEY, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 2 on the Plan of Russellwood Heights, as of record in book 3842, page 188, Register's Office for Davidson County, Tennessee, described as follows:

Said lot No. 2 fronts 300 feet on the southerly side of Willowdale Court, and extends back 284.6 feet on the westerly line and 310.3 feet on the easterly line, to a line in the rear which measures 281 feet.

Being part of the same property conveyed to W. P. Russell and wife, Virginia C. Russell, by deed from John V. Richards, Jr., and wife, Virginia H. Richards, of record in book 4169, page 767, said Register's Office.

This conveyance is made subject to owner's certificate, 10-foot public utilities and drainage easement, an anchor easement and a 120-foot minimum building setback line from the southerly side of Willowdale Court and a 100-foot minimum setback line from the westerly margin of lot No. 1, as shown on plan of record in book 3842, page 188, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,000.00

Subscribed and sworn to before me, this the 1st day of May 69

My commission expires: My Commission Expires April 21, 1971 (Affix Seal)

Affiant

Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said ALBERT B. MALONEY and wife, ETHEL L. MALONEY, their ..... *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except by owner's certificate, setback lines and easements, as hereinabove set forth, and taxes for the year 1969, subject to which this conveyance is executed. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Albert B. Maloney and wife, Ethel L. Maloney, their ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 1st day of May, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. P. Russell

Virginia C. Russell

Virginia C. Russell

This instrument prepared by:
I. R. Schulman, Attorney
900 American Trust Building

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Raymond H Darrow, *a Notary Public in and for said County and State,* W. P. Russell and wife, Virginia C. Russell,

the within named bargainors, 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* 1st *day of* May, *19* 69

Raymond H Darrow *Notary Public*

My Commission Expires April 21, 1971

Commission expires.....

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.....

MAY-13-69 CONV 57,000.00
MAY-13-69 S'TAX B* 148.20
MAY-13-69 PR'FEE B* .50
MAY-13-69 W'DEED B* 3.00 * 151.70

WARRANTY DEED

FROM

W. P. Russell et ux

TO

Albert B. Maloney et ux

A 39154

IDENTIF. REFERENCE

MAY 1 3 47 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2650
NASHVILLE, TENNESSEE