BOOK 4585 PAGE 169

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F. W. & L. Company (NAME:)	Same (NAME:)	Map 72-2 Par. 54
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (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,

MAR20⁷²	CONV	90,000.00			
MAR20⁷²	CONV	75,000.00			
MAR20⁷²S'TAX			A*	429.00	
MAR20⁷²PR'FEE			A*	.50	
MAR20⁷²	WDEED		A*	8.00	* 437.50

I, ALBERT B. MALONEY,

have bargained and sold, and by these presents do transfer and convey unto the said F. W. & L. COMPANY, a Tennessee corporation, its successors

~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land lying in the 15th, formerly 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Martin Lands, of record in Minute Book "W", page 90, County Court for said County, and described according to a copy of a survey made thereof made February 24th, 1948, by Harvey Gee, Surveyor, as follows:

Beginning at a point where the north margin of Richardson Avenue intersects the west right-of-way line of the Lewisburg & Northern Railroad; thence with the margin of Richardson Avenue, North 86° West 265 feet to a point; thence North 9° 15' West 669 feet to the margin of the Lewisburg & Northern Railroad; thence with the margin of said right-of-way, as follows: South 75° 20' East 30.7 feet, South 40° 10' East 171 feet, South 25° 45' East 240 feet, and South 21° 28' East 348.6 feet to the beginning, containing 2.59 acres, more or less.

Being the same property conveyed to Albert B. Maloney, by deed from Feldkircher Wire Fabricating Company, of record in book 3888, page 928, Register's Office for Davidson County, Tennessee.

This instrument prepared By
Schulman, McCarley, Hollins and Tuke
900 American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 165,000.00

Affiant

Subscribed and sworn to before me, this the ____ day of March 1972

Notary Public

My commission expires 5-3-73 (Affix Seal)

This conveyance is made subject to easement granted Tennessee Electric Power Company, of record in book 7016, page 317, Register's Office for Davidson County, Tennessee; title to that portion of the premises embraced within the bounds of any roads or highways, and lease agreements of record.

Ethel Maloney, wife of the said Albert B. Maloney, joins in the execution of this instrument for the purpose of conveying any interest which she might have in said property by reason of the marital status.

unimproved ( )
This is improved (X) property, known as 1015 West Kirkland Avenue, 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 F. W. & L. COMPANY, a Tennessee corporation, its successors ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* F. W. & L. Company *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 by easement and leases as hereinabove set forth, and taxes for the year 1972, subject to which this conveyance is executed.

And I, Albert B. Maloney, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* F. W. & L. Company, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 17th *day of* March, *19*72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Albert B. Maloney

Albert B. Maloney

Ethel Maloney

Ethel Maloney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Annie Heaps, a Notary Public in and for said County and State, the within named Albert B. Maloney and wife, Ethel Maloney,

the 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 17th day of March, 19 72.

Annie Heaps, Notary Public.

Commission Expires 5-23-23.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

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

, Notary Public.

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.

WARRANTY DEED

FROM

Albert B. Maloney

TO

F. W. & L. Company

File: Security Federal

B 52573

IDENTIF. REFERENCE

MAR 20 3 11 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE