BOOK 3841 PAGE 14

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Francis Baltz	William Francis Baltz	3D-41750
(NAME:)	(NAME:)	Map 106-4
404 Marwood Court	1501 Elm Hill Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 16
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

M.O.

For and in Consideration of the sum of Ten Thousand and No/100 ---------- ($10,000.00) ----------*DOLLARS*

of which $3,642.10 has been paid in cash by William Francis Baltz, the receipt of which is hereby acknowledged, and for the remainder the said William Francis Baltz has assumed and agrees to pay the unpaid balance of $6,357.90 of an indebtedness in the original amount of $6,400.00, secured by deed of trust executed by Carl L. Hickerson and wife, Louise M. Hickerson, to Vaden Lackey, Jr., Trustee, of record in book 3809, page 637, Register's Office for Davidson County, Tennessee,

We, Carl L. Hickerson and wife, Louise M. Hickerson,

have bargained and sold, and by these presents do transfer and convey unto the said William Francis Baltz, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 3rd Civil District of said County and State, and being a part of lot No. 8 on the Map of the William G. M. Campbell Land, as of record in book 843, page 30, Register's Office for said County, described as follows:
Beginning at a concrete monument in the southeasterly corner of lot No. 36 on the Plan of Spence Circle, Section II, as of record in book 1835, page 46, of said Register's Office, said point being in the westerly line of the Baltz property; thence along the southerly lines of lots Nos. 36, 37, 38 and 39 of Spence Circle, Section II, north 87° 19' 30" west 241.2 feet to the southwesterly corner of said lot No. 39 in the easterly margin of Spence Circle or Marwood Court; thence with the east margin of said Spence Circle or Marwood Court in a southerly direction 150 feet to a point; thence north 86° 42' east 249.3 feet to the southeast corner of the tract described in book 1816, page 167, of said Register's Office; thence north 2° 49' east 127.81 feet, more or less, to the point of beginning.
Being the same real property conveyed to Carl L. Hickerson and wife, Louise M. Hickerson, by deed from Billy L. Rogers and wife, of record in book 3801, page 704, said Register's Office.

unimproved ( )
This is improved (X) property, known as 404 Marwood Court (House Number) (Street) Nashville, Tennessee 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 William Francis Baltz, his *heirs and assigns, forever.*

And we *do covenant with the said* William Francis Baltz *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,* except for taxes for the year 1964 which are prorated, and as above set out.

And we, Carl L. Hickerson and wife, Louise M. Hickerson, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William Francis Baltz, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 10th *day of* December, *19*64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carl L. Hickerson

Louise M. Hickerson

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named Carl L. Hickerson and wife, Louise M. Hickerson,

the 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 11 day of December, 19 64. Alice McMahon, Notary Public.

Commission Expires April 25, 1966

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.....

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STATE TAX $ 15.00
PROBATE .50
TOTAL $ 15.50

DEC 11 1964

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

PAID DEC 11 1964

CT

61836

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 11 3 31 PM '64

NOTED BOOK 110 PAGE 568
RECORDING FEE $ 2.00
DEP. REG. ____

WARRANTY DEED

FROM

Carl L. Hickerson, et ux

TO

William Francis Baltz

to GUAR. TITLE 18205

Compliments of

NASHVILLE, TENNESSEE