LAW OFFICES
GULLETT, STEELE & SANFORD
SEVENTEENTH FLOOR, LIFE & CASUALTY TOWER
NASHVILLE, TENNESSEE 37219

Tax Statements to:
Baltz Bros. Packing Co.
1612 Elm Hill Road
Nashville

Map 106
Part of Par. 14

WARRANTY DEED

BOOK 4006 PAGE 170

WHEREAS, Baltz Brothers Packing Company, a Tennessee corporation, with its principal place of business at Nashville, was organized on or about July 1, 1963, for the purpose of continuing generally the business of a partnership composed of Robert J. Baltz, Jr., Douglas M. Baltz, John P. Baltz, Dennis L. Baltz, and Frank J. Baltz, partners, d/b/a Baltz Brothers; and,

WHEREAS, at the time of said incorporation the five Baltz brothers, as heretofore named, were issued all the outstanding shares of stock in the said corporation, and since that time and continuing to the present have constituted the sole shareholders of the said corporation; and,

WHEREAS, it was the intention of the said five Baltz brothers, both individually and as incorporators, to transfer and convey all of the partnership assets to the said corporation at the time of its organization in exchange for its capital stock without recognition of gain or loss, said intention being evidenced by the minutes of the Board of Directors of said corporation of a meeting duly called and held on July 8, 1963; and,

WHEREAS, virtually all of the assets of the said partnership, as well as a certain tract of 3.35 acres in Davidson County, Tennessee, owned by Robert J. Baltz, Jr., Frank J. Baltz, and Martin Baltz, and as of record in Book 2498, page 131, Register's Office for Davidson County, Tennessee, were so transferred to the said corporation on or about July 1, 1963, pursuant to the plan of organization, but through inadvertence,

This Instrument prepared by
Gullett, Steele & Sanford,
L & C Tower, Nashville, Tenn.

STATE TAX $ 3.00
PROBATE .50
TOTAL $ 3.50
APR 14 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN

PAID APR 14 1966

no formal transfer or conveyance was made of a certain tract of land as hereinafter described and owned by the five named Baltz brothers as partnership property and adjoining the aforesaid tract of 3.35 acres, although the same has been duly reflected on the books of the corporation and treated for all purposes as though the same had been timely and effectively transferred and conveyed as intended; and,

WHEREAS, it is the desire of the parties hereto, the five named Baltz brothers and their respective wives, to remedy the aforesaid error of omission and to transfer and convey the said tract as described hereafter in the same manner as if such had been accomplished on or about July 1, 1963, as intended.

NOW, THEREFORE, for and in consideration of the foregoing, the sum of Ten Dollars ($10.00) cash in hand paid by Baltz Brothers Packing Company, a Tennessee corporation, and for other good and valuable considerations, the sufficiency and receipt of all of which are hereby acknowledged, Robert J. Baltz, Jr. and wife, Catherine H. Baltz, Frank J. Baltz and wife, Frances Ann Baltz, Douglas M. Baltz and wife, Reba Carmen Baltz, Dennis L. Baltz and wife, Marie Baltz, and John P. Baltz and wife, Joyce Baltz, have bargained and sold and by these presents do transfer and convey unto the said Baltz Brothers Packing Company, its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 3rd, formerly 15th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Stones River or Elm Hill Road, the southeast corner of tract No. 1 conveyed to John P. Baltz by deed from Will Seibert and wife, of record in Book 583, page 358, said Register's Office; thence north 4° west with the eastern boundary line of said tract of land 53-1/4 poles, more or less, to the northeast corner of said tract of land; thence north 69° east 21 poles to the center of Mill Creek; thence with the center of said creek south 34° east 15 poles; thence south 61° east 43 poles to a point in the center of said creek under the crossing of the railroad bridge; thence south 43° west with the center of the N. C. & St. L. R. R., 15 poles to the center of the underpass for the Stones River or Elm Hill Road; thence with the center of said road north 57° west 3.15 poles to a point; thence south 78° west 20.6 poles to a point in the center of said road; thence north 23° west 1-1/2 poles; thence south 78° west 6.2 poles to a corner of a fence; thence south 6° east 5 poles to the center of said road; thence south 51° west 3 poles, south 74-1/2° west with said road 20-3/4 poles to the beginning, containing 12-3/4 acres, more or less.

The above description includes a certain tract of land containing 3.35 acres, more or less, which has been heretofore conveyed to Baltz Brothers Packing Company by deed from Robert J. Baltz, Jr., et ux, Frank Baltz et ux, and Martin Baltz et ux, of record in Book 4004, page 111, Register's Office for Davidson County. The conveyance herein expressly does not include the said 3.35-acre tract heretofore conveyed, but it is intended that, with this conveyance Baltz Brothers Packing Company shall have title to the entire tract of 12-3/4 acres, more or less, as hereinabove described.

Being part of the real property conveyed to Robert J. Baltz, Jr., Douglas M. Baltz, JohnnP. Baltz, Dennis L. Baltz, and Frank J. Baltz, parthers d/b/a Baltz Bros., by deed from Robert J. Baltz and wife, of record in Book 2498, page 131, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Baltz Brothers Packing Company, its successors and representatives, forever.

And we do covenant with the said Baltz Brothers Packing Company 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, Robert J. Baltz, Jr. and wife, Catherine H. Baltz, Frank J. Baltz and wife, Frances Ann Baltz, Douglas M. Baltz and wife, Reba Carmen Baltz, Dennis L. Baltz and wife, Marie Baltz, and John P. Baltz and wife, Joyce Baltz, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Baltz Brothers Packing Company, its successors and representatives, against the lawful claims of all persons whomsoever.

WITNESS our hands this 12 day of April, 1966.

Robert J. Baltz, Jr.
Robert J. Baltz, Jr.

Catherine H. Baltz
Catherine H. Baltz

Frank J. Baltz
Frank J. Baltz

Frances Ann Baltz
Frances Ann Baltz

Douglas M. Baltz
Douglas M. Baltz

Dennis L. Baltz
Dennis L. Baltz

Reba Carmen Baltz
Reba Carmen Baltz

Marie Baltz
Marie Baltz

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John P. Baltz
John P. Baltz

Joyce Baltz
Joyce Baltz

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, WARREN W. BROWN, a Notary Public in and for said County and State, the within named Robert J. Baltz, Jr., Catherine H. Baltz, Frank J. Baltz, Frances Ann Baltz, Douglas M. Baltz, Reba Carmen Baltz, Dennis L. Baltz, Marie Baltz, John P. Baltz, and Joyce Baltz, 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 12TH day of April, 1966.

Warren W. Brown
Notary Public

WARREN W. BROWN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires_____

My Commission Expires Nov. 20, 1967

Robt. Bailey et al

to

Bailey Bros Parking Co.

24464

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 14 3 39 PM '66

NOTED BOOK 113 PAGE 519

RECORDING FEE $ 3.25

DEP. REG. L