WARRANTY DEED

BOOK 4424 PAGE 288

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
O. B. Hofstetter, Jr. (NAME)	Lester L. Turner (NAME)	Map. 106-7
304 American Trust Bldg. (STREET ADDRESS OR ROUTE NUMBER)	Spence Lane (STREET ADDRESS)	Par. 60
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND 00/100 (10.00)----------

---------- *DOLLARS*

cash, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Trustee
304 American Trust Building
Nashville, Tennessee 37201

We, ROBERT J. BALTZ, JR., DOUGLAS MARTIN BALTZ, F. J. BALTZ, D. L. BALTZ, J. P. BALTZ, LOUIS A. McREDMOND, and PATRICK J. McREDMOND,

have bargained and sold, and by these presents do transfer and convey unto the said O. B. HOFSTETTER, JR., TRUSTEE, his

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

Being a parcel of land in the Third Civil District of Nashville, Davidson County, Tennessee, lying west of Spence Lane, sout of L & N Railroad lead track to Metropolitan Industrial Park and north of Interstate Highway 40, more particularly described as follows:

Beginning at a point of intersection of the southerly right-of-way for L & N Railroad lead track and the westerly margin of Spence Lane; thence, in a clockwise direction with a curve to the right along the westerly margin of Spence Lane, said curve having a central angle of 1° 33' 37", a radius of 452.88 feet and a curve length of 12.33 feet to a point; thence, S 18° 38' 52" W with the westerly margin of a small remnant parcel of land now owned by the Metropolitan Government, formerly owned by Nashville Electric Service Substation, 42.3 feet to a point; thence, S 70° 47' 44" E, 15.57 feet to a point in the westerly margin of Spence Lane; thence, with the westerly margin of Spence Lane along a curve to the right in a southerly direction, said curve having a central angel of 6° 07' 31", a radius of 452.88 feet and a curve length of 48.42 feet to a point; thence, S 49° 20' 16" W, 77.87 feet to a concrete monument; thence, S 26° 00' W, 36.5 feet to a point; thence, leaving Spence Lane, N 56° 31' W, 86.8 feet to a point; thence, N 58° 45' W, 61.9 feet to a point; thence, N 60° 42' W, 32.7 feet to a point in the southeasterly right-of-way of L & N Railroad lead track to Metropolitan Industrial Park; thence, N 67° 58' 27" E, 248.71 feet to the point of beginning, containing 0.48 acre, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 500.00

Subscribed and sworn to before me, this the 15th day of June, 19 70

Affiant

My commission expires: 11/13/73 (Affix Seal)

Notary Public

COUN

The hereinabove described parcel is encumbered by a Sanitary Sewer Easement 20 feet in width crossing the property in an east-west direction along the southerly portion of the property.

This conveyance vests in said Grantee full power and authority to transfer and convey the hereinbefore described parcel of real estate without the joinder of any other person or persons.

Said parcel being part of the same property conveyed to Grantors by deed of record in Book 3032, page 86, Register's Office for said County.

unimproved ( )
This is improved ( ) property, known as Spence Lane, 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 O. B. Hofstetter, Jr., Trustee, his *heirs and assigns, forever.*

And we *do covenant with the said* grantee, *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 *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* O. B. Hofstetter, Jr., Trustee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 12 *day of* June, *19*70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louis A. McRedmond
Louis A. McRedmond

Patrick J. McRedmond
Patrick J. McRedmond

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

Douglas Martin Baltz
Douglas Martin Baltz

F. J. Baltz
F. J. Baltz

D. L. Baltz
D. L. Baltz

J. P. Baltz
J. P. Baltz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Warren W. Brown, *a Notary Public in and for said County and State, the within named* Louis A. McRedmond, Patrick J. McRedmond, Robert J. Baltz Jr., Douglas Martin Baltz, Frank J. Baltz, Dennis L. Baltz, and J. P. Baltz

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* 12 *day of* June, *19* 70

Warren W. Brown, *Notary Public.*

Commission Expires My Commission Expires Nov. 15, 1971.

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.....

A 8 0 5 6 4

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IDENTIF. REFERENCE

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JUN 15 1 34 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

LOUIS A. McREDMOND, ET AL

TO

O. B. HOFSTETTER, JR.,

TRUSTEE

500.00 * 7.80

A* 1.30
A* .50
A* 6.00 *

JUN 15 CONV
JUN 15 $ TAX
JUN 15 PAYFEE
JUN 15 W/DEED

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE