Prepared by:
Robert L. Jackson
Attorney at Law
307 Am. Trust Bldg. Nashville

WARRANTY DEED

BOOK 4585 PAGE 665

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank Baltz, Jr. (NAME)	First and Mid-South Mtg. Co. (NAME)	Map 134-13
4807 Sunlight Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Parcel 135
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37201 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00

TEN AND NO/100---------- *Dollars,*

Cash in hand paid by Frank Baltz, Jr., individually, and other good and valuable consideration, receipt of which is hereby acknowledged; and for further consideration, the said Frank Baltz, Jr., individually, has assumed and agreed to pay the unpaid balance of one note dated the 19th day of May, 1969, in the original principal sum of $16,000.00 payable to the First and Mid-South Mortgage Co., which note is secured by a Deed of Trust executed by James Leigh Schwager and wife, Lois Jean Schwager, of record in Book 4391, page 380, Register's Office for Davidson County, Tennessee.

We, James Leigh Schwager and wife, Lois Jean Schwager, *have this day bargained and sold, and do hereby transfer and convey unto the said*

Frank Baltz, Jr., individually,

his *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot no. 220, Kenilworth Estates, Section 4, of record in Book 3300, pages 35 and 36, Register's Office for Davidson County, Tennessee.

SAID Lot No. 220 fronts 71.7 feet along the northwesterly side of Sunlight Drive and runs back between lines 103.7 feet on the northeasterly line and 121.4 feet on the southwesterly line, to a line at the rear measuring 64.4 feet thereon.

BEING the same property conveyed to James Leigh Schwager, and wife, Lois Jean Schwager, by deed from Donald W. Newton, Sr. and wife, Gertrude Newton, of record in Book 4391, Page 380, Register's Office for Davidson County, Tennessee.

CONVENANCE is made subject to restrictive covenant contained in instrument of record in Book 3316, Page 339, said Register's Office, and the plan of record in Book 3300, pages 34 and 35, and 36, said Register's Office shows an Owner's Certificate, a 30-foot minimum building setback line from Sunlight Drive and a 10-foot sewer easement along the rear line of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $~~18,975.37~~ 18,976.37

Subscribed and sworn to before me, this the 7 day of March 19 72

Affiant Frank Baltz Jr.

My commission expires: 8-9-75 (Affix Seal)

Notary Public Warren W. Brown

This is unimproved ( ) improved (X) property, known as 4807 Sunlight Drive, Nashville, Tennessee
(House Number) (Street) 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

Frank Baltz, Jr., individually,

his *(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 as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Frank Baltz, Jr., individually, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand this 7th 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.

James Leigh Schwager

Lois Jean Schwager

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Leigh Schwager and Lois Jean Schwager

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 17 day of March, 1972

M L Lovett Notary Public

Commission expires Aug 11 1975

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.....

MAR22'72 CONV 18,976.37
MAR22'72 S'TAX A* 49.40
MAR22'72 PR'FEE A* .50
MAR22'72 W'DEED A* 4.00 * 53.90

WARRANTY DEED

FROM

James Leigh Schwager, et ux

TO

Frank Baltz, Jr., individually

B 5 2 7 9 0

IDENTIF. REFERENCE

Mar 22 10 27 AM '72

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 256-2656
NASHVILLE, TENNESSEE