BOOK 4680 PAGE 270

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin Realty Company (NAME:)	Same (NAME:)	
1504 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	106
Nashville, Tenn. 37210 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	12.3

mail-7

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., Attorney
304 American Trust Building
Nashville, Tennessee 37201

we, REV. JOHN P. BALTZ, JR., EDWARD C. BALTZ, WILLIAM F. BALTZ, ROBERT JOSEPH BALTZ, and MARY TERESA BALTZ LUCKETT,

/ *have bargained and sold, and by these presents do transfer and convey unto the said* AUSTIN REALTY 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:*

Being land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Barge, Waggoner, Sumner & Cannon, Engineers, dated October 17, 1972, and described as follows:

BEGINNING in the north margin of Elm Hill Pike, being the southeast corner of a tract of land conveyed to Austin L. Luckett, et ux, by deed of record in Book 3961, page 49, Register's Office for said County; thence with their easterly line north 02° 56' east 401.44 feet to an iron pin; thence south 85° 19' west 20 feet to an iron pin; thence north 03° 04' east 178.70 feet to an iron pin; thence north 85° 32' east 61.55 feet to an iron pin; thence south 02° 56' west 580 feet to an iron pin in the north margin of Elm Hill Pike; thence along said Pike south 85° 32' west 42.00 feet to the point of beginning, containing .64 acre, more or less.

Being part of the same property devised to John P. Baltz, Jr., et al, under will of John Phillip Baltz, as of record in will book 86, page 283, Probate Court Clerk's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,515.00

Affiant

Subscribed and sworn to before me, this the 12th day of January, 1973

Notary Public

My commission expires 05-23-75 (Affix Seal)

unimproved (X)
This is improved ( ) property, known as Elm Hill Pike, 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 Austin Realty Company, its successors ~~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* Austin Realty Company, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 2nd *day of* December, *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.*

X Rev. John P Baltz Jr.
Edward C. Baltz
William F. Baltz
Robert Joseph Baltz Jr
Mary Teresa Baltz Luckett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Andrew A. Wassick, a Notary Public in and for said County and State, the within named Rev. John P. Baltz, Jr.,

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

Witness my hand and official seal at Chattanooga, Tennessee, this 27th day of December, 19 72.

Notary Public.

Commission Expires 10-5-75.

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, Cecil E. Clowers, a Notary Public in and for said County and State, the within named Edward C. Baltz

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

Witness my hand and official seal at Huntsville, Alabama, this 27th day of December, 19 72.

Notary Public.

Commission Expires MY COMMISSION EXPIRES [illegible] 4, 1973

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, William Terry Burgess, a Notary Public in and for said County and State, the within named William F. Baltz

the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of February, 19 73.

Commission expires 2-25-75 Notary Public William Terry Burgess

the foregoing instrument for the purpose therein contained, by signing the name of the corporation by [illegible] self as [illegible]

Witness my hand and seal, at office in [illegible],

this [illegible] day of [illegible] 19[illegible].

Notary Public

Commission Expires [illegible].

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 4680 PAGE 273

Personally appeared before me, Roy S. Jones, a Notary Public in and for said County and State, Robert Joseph Baltz, the within named bargainor, with whom I am personally acquainted, and who acknowleged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5 day of Dec., 1972.

Roy S. Jones
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:
March 13, 1976

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DOSWELL BROWN III, a Notary Public in and for said County and State, Mary Teresa Baltz Luckett, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8 day of FEB, 1973.

Doswell Brown III
Notary Public

My commission expires:
11-9-73

WARRANTY DEED

FROM

REV. JOHN P. BALTZ, JR., ET AL

TO

AUSTIN REALTY COMPANY

B 9 4 4 3 2

IDENTIF. REFERENCE

FEB 12 11 31 AM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

FEB 12 73	CONV	19,515.00			
FEB 12 73	S TAX		A*	50.70	
FEB 12 73	PR FEE		A*	.50	
FEB 12 73	W DEED		A*	8.00	* 59.20

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