BOOK 4697 PAGE 667 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,100.00

James E. Baltz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April 1973

Robert M. Freeman Jr.
Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 27 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Denney, Lackey, Chernau & Castleman- 218 Third Avenue North-Nashville
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Baltz (NAME)	Fidelity Federal Savings & Loan Assoc. (NAME)	
257 Tulip Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	94-13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	30 Pal

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HENRY H. JONES AND WIFE, WILMA ROBERTA JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. BALTZ, single

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Davidson County, Tennessee, being Lot No. 44 on the plan of Clover Nook, as of record in Book 2900, pages 51 and 52, Register's Office for said County.

Said Lot No. 44 fronts 103.0 feet on the northerly side of Tulip Hill Drive and extends back 268.8 feet on the westerly line and 228.9 feet on the easterly line to an irregular line in the rear on which it measures 80.0 feet.

Being the same property conveyed to Henry H. Jones and wife, Wilma Roberta Jones by deed from C. C. Adams and wife, Irene H. Adams, of record in Book 3506, page 237, Register's Office for Davidson County, Tennessee.

unimproved ( ) This is improved (X) property, known as 257 Tulip Hill Drive, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the piural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 9th day of April, 1973

Henry H. Jones

Wilma Roberta Jones

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Robert W. Thurman, Jr., a Notary Public in and for said County and State, the within named Henry H. Jones and wife, Wilma Roberta Jones

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 9th day of April 1973

Commission expires My Commission Expires JULY 29, 1974

Robert W. Thurman, Jr.
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

APR 11 CONV 23,100.00
APR 11 STAX A* 60.06
APR 11 PRFEE A* .50
APR 11 RDEED A* 4.00
* 64.56

Witness my hand and official seal at office on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

020783-3

WARRANTY DEED

FROM

HENRY H. JONES AND WIFE,

WILMA ROBERTA JONES

TO

JAMES E. BALTZ

C 0 2 1 4 8

IDENTIF. REFERENCE

APR 11 3 16 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.