BOOK 4813 PAGE 808

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Baltz et al c/o Murray Milliken 23rd Floor, L & C Tower (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (NAME:) (STREET ADDRESS) (CITY) (ZONE) (STATE)	14 91 129-41 Pt

For and in Consideration of the sum of Ten and No/100 ($10.00) ---------- *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged and the assumption by the Grantees of a first mortgage Deed of Trust in the amount of $120,000.00, payable to Guy McFarland and Thomas L. Bush of record in Book 4805, page 441, Register's Office for Davidson County, Tennessee, and the assumption of a second mortgage payable to J. Howard Johnson, Jr. in the amount of $12,624.00 as set forth in Installment Deed of record in Book _____, Page _____, said Register's Office,

BRODIE WILKINSON and wife, MARVELLA WILKINSON

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT J. BALTZ, FRANK J. BALTZ and THOMAS J. BALTZ

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 14th Civil District, Davidson County, Tennessee, and being a part of the same property conveyed to J. Howard Johnson, Jr. from Guy McFarland and Thomas L. Bush by deed of record in Book 4801, page 106, R.O.D.C., Tennessee, in accordance with a survey by Parrish-Ragan, Inc., Licensed Engineers, dated April 19, 1974, as follows:

Beginning at a point on the northerly margin of the New State Highway No. 112 (Clarksville Pike). Said point being N75°24'12"W, 55' from an existing State Highway Monument at highway station 646 + 25 and also being N75°24'12"W 535' more or less, from the center line of Old Clarksville Pike, thence; with the northerly margin of New State Highway No. 112, N75°24'12" W a distance of 1179.90' to a point at highway station 658 + 60, thence; with an off set in the northerly margin of Highway No. 112, N14°35'48"E, a distance of 10.0' to a point, thence; continuing with the northerly margin of Highway 112, N75°24'12"W, a distance of 80.80' to a point at the southeasterly corner of Syl.V. Chance property as of record in Deed Book 4637, page 7, R.O.D.C., Tennessee, thence; with a line between the herein described property and the properties of Chance, Parrish, & Gillespie, N00°09'32"E, 2025.10' to an iron pin by others, thence; with the northerly line of Joe F. Gillespie Property as of record in Deed Book 2806, page 371, R.O.D.C., Tennessee, N83°50'14"W, a distance of 656.90' to an old car axel by others, said point being the northwesterly corner of Gillespie and being in the easterly line of the Dale Property, as of record in Deed Book 4626, page 137, R.O.D.C., Tennessee, thence; with the easterly line of Dale & Douglas Properties, N7°48'05"E, a distance of 1571.40' to a point in the southerly margin of Interstate I-24, thence; with the southerly margin of Interstate I-24, S60°40'30"E, a distance of 1494.40' to a hub set by the Tennessee State Highway Department at Highway station 76 + 77, thence; continuing with the southerly margin of

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 0184 200.00

Subscribed and sworn to before me, this the 8th day of May 1974

My commission expires: 4/27/77 (Affix Seal)

Affiant

Notary Public

I-24, S62°11'17"E, a distance of 839.10' to a stake set by Highway Department, said stake being in the westerly line of Learton Binkley Property as of record in Deed Book 3164, page 313, R.O.D.C., Tennessee, and also being the northeasterly corner of the herein described property, thence with the westerly line of said Binkley property, S7°50'33"W, a distance of 2883.40' to the point of beginning and containing 122.80 acres.

Being the same property conveyed to Brodie Wilkinson and wife, Marvella Wilkinson by deed from J. Howard Johnson, Jr. of record in Book _____, page _____, said Register's Office.

unimproved ( )
This is improved ( ) property, known as _____ (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 Robert J. Baltz, Frank J. Baltz and Thomas J. Baltz their *heirs and assigns, forever.*

And we *do covenant with the said* Robert J. Baltz, Frank J. Baltz and Thomas J Baltz *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.,* except for 1974 taxes, easements granted Tennessee Gas Transmission Company of record in Book 2275, page 149, Book 2742, page 267 and Book 3574, page 497, R.O.D.C., Tennessee.

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* Robert J. Baltz, Frank J.Baltz, & Thomas J. Baltz, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 30th *day of* April, *19* 74., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Brodie Wilkinson
Brodie Wilkinson

Marvella Wilkinson
Marvella Wilkinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, the within named Brodie Wilkinson and wife, Marvella Wilkinson

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 30th day of April, 19 74

Gail Pigg, Notary Public.

Commission Expires 4/27/77

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.

WARRANTY DEED

FROM

Brodie Wilkinson et ux

TO

Robert J. Baltz et al

MAY-95 DEED
MAY-95 PRTEE
MAY-95 S'TAX
MAY-95 CONV
MAY-95 CONV

90,000.00
94,200.00

A* 478.92
A* 50
A* 8.00 * 487.42

IDENTIF. REFERENCE

MAY 9 2 06 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

C 5 3 5 3 7

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Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

Return to Gail Pigg