BOOK 4817 PAGE 670 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

Robert J. Baltz, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF April 1974.

Sandy Williams
Notary Public

MY COMMISSION EXPIRES: 8-8-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Moseley, Gotkin & Edwards (NAME) 2313 Hillsboro Road, Nashville, Tenn. 37212 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Baltz, Jr. (NAME)	Same (NAME)	95 - 2
227 Donelson Hills Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 27
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	3D

Mail -7

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, James B. Fowlkes and wife Delphia S. Fowlkes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert J. Baltz, Jr. and wife Barbara F. Baltz

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 Davidson County, Tennessee, being Lot No. 107 on the Plan of Donelson Hills Subdivision, of record in Book 2331, page 23, Register's Office for said County.

Said Lot No. 107 fronts 90 feet on the northeasterly side of Donelson Hills Drive and extends back 215.9 feet on the northwesterly line and 213 feet on the southeasterly line to a dead line, measuring 90.1 feet thereon.

Being the same property conveyed to James B. Fowlkes and wife Delphia S. Fowlkes by deed from Robert J. Thomas, Jr. and wife Sheila Teasley Thomas of record in Book 4508 page 175, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Ronald W. Sharer and wife, to Albert Wm. Johnson, Trustee, of record in Book 3907, page 963, Register's Office for Davidson County, Tennessee.

This is {unimproved / improved (X)} property, known as 227 Donelson Hills Drive (House Number) (Street) Nashville, Tennessee 37214 (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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10 day of April, 1974.

James B. Fowlkes

Delphia S. Fowlkes

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James B. Fowlkes and wife Delphia S. Fowlkes

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, Davidson County, Tennessee, this 10 day of April 19 74

Commission expires 8-8-77

Sandy Williams
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 _____.

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

My commission expires _____

_____
Notary Public

C 5 5 3 4 0

WARRANTY DEED

FROM James B. Fowlkes and wife Delphia S. Fowlkes

TO Robert J. Baltz, Jr. and wife Barbara F. Baltz

IDENTIF. REFERENCE

MAY 22 9 46 AM '74

DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail Deed to Buyer
227 Donelson Hills Dr.
Nashville, Tennessee 37214

MAY 22 74	CONV	*7,000.00				
MAY 22 74	S'TAX		A*	18.20		
MAY 22 74	PR'FEE		A*	.50		
MAY 22 74	W'DEED		A*	4.00	*	22.70