NEW OWNER:

Robert J. Baltz, Jr., et al.
1612 Elm Hill Road
Nashville, Tennessee

MAIL TAX BILLS TO ABOVE

This instrument prepared by
GULLETT, STEELE, [illegible]ISON & MERRITT
L & C Tower, Nasnville, Tenn.

mail to

BOOK 4925 PAGE 997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ None

R. Murray Kettles, Affiant

Subscribed and sworn to before me, this 20th day of June, 1975.

Notary Public

My commission expires 10/25/76

M. 106
P. 13-13.1-14
35-36-105
114 pw

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Baltz Brothers Packing Company, a partnership, FOR AND IN CONSIDERATION OF the sum of One and 00/100 ($1.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and hereby conveys and forever quitclaims unto Robert J. Baltz, Jr., Douglas M. Baltz, Frank J. Baltz, Dennis L. Baltz and John P. Baltz, and their successors and assigns, all right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

JUN 24 MISC A* 6.00 * 6.00

Three tracts of land in Davidson County, Tennessee, described as follows:

TRACT 1: Being described according to a survey made by Hickerson-Miller, Engineers, May 21, 1959, as follows: Beginning on the westerly margin of a 20 foot unnamed road at a stake on the southerly line of the property conveyed to E. C. Goodwin by deed from John B. Cobb, County Court Clerk, of record in Book 1300, page 659, Register's Office for said County; thence with said line, north 86° 30' west 1150 feet to a corner post in the easterly line of W. A. Wright property; thence with said line, south 2° 35' west 760 feet to a stake in fence; thence south 86° 30' east 1142 feet to a stake on the westerly margin of said unnamed road; thence with the westerly margin of said road, north 3° 15' east 760 feet to the beginning, containing 20 acres, more or less.

TRACT 2: Being Lot No. 1 on the Plan of the John Blair Lands, as of record in Minute Book "F", page 440, County Court for said County, and a 70.96 acre tract of land lying adjacent and east of said Lot No. 1, described together as follows: Beginning at a dogwood at the northwest corner of the property conveyed to Isman Pulley by deed from Lemuel Faircloth, of record in Book 365, page 473, Register's Office for said County, said point being also the northeast corner of the John Blair Land; thence with the northern boundary line of said Blair property, north 86°

west 73-1/4 poles to the eastern boundary line of said W. C. Wright property; thence north 1-1/2° east 99.85 poles to the southwest corner of the property conveyed to J. J. Blair, Jr., by deed from Bettie J. Blair, of record in Book 277, page 237, said Register's Office; thence with the southern boundary line of said J. J. Blair property, south 87-3/4° east 73-1/4 poles to a stone, J. J. Blair's southeast corner; thence with the eastern boundary line of J. J. Blair property, north 3-1/2° east 15 poles to a stone; thence south 84-1/4° east 73.35 poles to a stone in the southwest corner of the property conveyed to W. M. Pulley; thence with the southern boundary line of said Pulley property, south 84-3/4° east 74.35 poles to a point; thence south 3° west 66.70 poles to a stone in an old road; thence with an old fence along the northern boundary line of the property owned by Jessie Faircloth and Margaret Worrell, south 89-3/4° west 100 poles; thence north 83-1/2° west 28 poles; thence south 5° west 32-1/4 poles to a point in the northern boundary line of said Isman Pulley property; thence with the northern boundary line of said Isman Pulley property, north 87-1/2° west 19 poles to the beginning, containing 113.45 acres, more or less.

TRACT 3: A tract of land in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being Lot No. 3 in the division of the Waggoner Heirs, as of record in Plan Book "I", pages 302 and 303, County Court for said County, described according to a survey made by Geo. W. Watkins, February 4, 1960, as follows: Beginning on the westerly margin of an old county road at the corner of Lots Nos. 3 and 4; thence with the line between said two lots south 89° 30' west 1474 feet with the line between said Lots Nos. 3 and 4 and the southerly margin of an old county road, abandoned, to a post, Dye's corner; thence with the southwesterly margin of an old county road, abandoned, and a fence line north 43° west 1011 feet to a 24 inch and 10 inch twin oak; thence with the southerly margin of said abandoned road north 87° 30' west 442 feet to a post; thence with a fence north 7° east 529 feet to a post; thence north 83° 00' east and partly with a fence line 1036 feet to a post; thence with an old wire fence south 20° east 547 feet to a post; thence with a fence line north 75° east 462 feet to a post; thence with Faircloth's westerly line and a fence line south 30° 30' east 406 feet to a post; thence with Faircloth's southerly line and a fence north 75° east 216 feet to a cedar tree; thence south 33° east 848 feet to the beginning, containing 45.77 acres, more or less.

Being the same real property conveyed to Ervin M. Entrekin, Trustee, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary, by Installment Deed from David G. Faircloth, Archie Faircloth, and H. H. Maupin, as of record in Book 4293, page 111, Register's Office for Davidson County, Tennessee.

A parcel of land in the 3rd Civil District of Nashville, Davidson County, Tennessee, bounded on the north by Elm Hill Pike, on the southeast by the Metropolitan Industrial Park spur of the L & N Railroad, and located generally west of Mill Creek and east of Spence Lane, more particularly described as follows:

Beginning at a point on the southerly right-of-way of Elm Hill Pike as widened, 530 feet, west of said right-of-way intersection with the centerline of said L & N Railroad; thence, leaving the south right-of-way of Elm Hill Pike S 50° 59' E, 301.20 feet to a point on the northwesterly right-of-way of L & N Railroad, 30 feet from the centerline of said railroad track; thence, southwesterly 30 feet from and parallel to said railroad track and along a curve to the right having a radius of 3,789.83 feet and a central angle of 05° 47' 59", 383.62 feet to a point; thence continuing 30 feet from and parallel to said railroad track,

S. 45° 09' 42" W, 188.24 feet to a point; thence, leaving said railroad, N 50° 59' W, 307.85 feet to a point; thence N 39° 01' E, 280.00 feet to a point; thence N 13° 28' 04" W, 138.12 feet to a point on the south right-of-way of Elm Hill Pike; thence, along said margin of Elm Hill Pike, N 76° 31' 56" E, 259.57 feet to the point of beginning, containing 4.62 acres, according to a survey made by Barge, Waggoner, Sumner & Cannon, dated July 28, 1973.

Being part of the same property conveyed to Baltz Brothers, a partnership composed of Robert J. Baltz, Jr., Frank J. Baltz, Douglas M. Baltz, Dennis L. Baltz, and John Philip Baltz, by deed from John S. Weber and wife, Alice G. Weber, of record in Book 3220, page 417, said Register's Office.

And now, I, the said Baltz Brothers Packing Company, a partnership, do hereby quitclaim and convey unto Robert J. Baltz, Jr., Douglas M. Baltz, Frank J. Baltz, Dennis L. Baltz and John P. Baltz, their successors and assigns, the hereinabove described property.

IN WITNESS WHEREOF, I have hereunto set my hand this the 17th day of June, 1975.

Robert J. Baltz, Jr.
Partner

IDENTIF. REFERENCE
JUN 24 10 17 AM '75
KELLY J. WILKINSON, REGISTER
DAVIDSON COUNTY, TENN.

D04125

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. 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 Nashville, Tennessee, this 17 day of June, 1975.

Warren W. Brown
Notary Public

My commission expires:

My Commission Expires DEC. 9 1975

NOTARY PUBLIC DAVIDSON