FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Marie B. Cummings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 75.

Helen L. Jinkins
Notary Public

MY COMMISSION EXPIRES: 5-20-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Atty.-2525 Lebanon Rd. Nashville, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phyllis Goodman & or	Same	Map 95-2
Sara C. Nolen	(NAME)	Par. 27
227 Donelson Hills	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Nashville, Tenn. 37214		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phyllis Goodman and/or Sara C. Nolen

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:

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

SAID Lot 197 fronts 90 feet on the northeasterly side of Donelson Hills Drive and runs back between lines 215.9 feet on the northwesterly side line and 213 feet on the southeasterly side line to a line at the rear measuring 90.1 feet thereon.

BEING the same property conveyed to Robert J. Baltz, Jr., and wife, Barbara F. Baltz by deed from James B. Fowlkes and wife, Delphia S. Fowlkes of record in Book 4817, page 670, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 227 Donelson Hills Dr. Nashville, Tenn. 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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of December, 19 75

ROBERT J. BALTZ, Jr.: Robert J. Baltz

BARBARA F. BALTZ: Barbara F. Baltz

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 Robert J. Baltz, Jr , et ux, Barbara F. Baltz

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, Tennessee, this 30th day of December 19 75

Commission expires 5-20-79.

Helen L. Gambrell
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 (his oath / their several oaths) acknowledged (himself / themselves) 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

WARRANTY DEED

FROM

ROBERT J. BALTZ ET UX,

TO

BARBARA F. BALTZ

PHYLLIS GOODMAN AND

SARA C. NOLAN

D 30584

IDENTIF. REFERENCE

JAN 2 2 36 PM '76

FELIX Z. WHITE JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-2[76]	CONV	28,000.00				
JAN-2[76] S'TAX			B*	72.80		
JAN-2[76] PR'FEE			B*	.50		
JAN-2[76]	W'DEED		B*	4.00	*	77.30