WARRANTY DEED

BOOK 4985 PAGE 88

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robert J. Baltz Jr. & Ux	Mortgage Associates Inc.	4D-14582
(NAME) Rt. #6 Earhart Rd.	(NAME) P.O. Box 51356	98
(STREET ADDRESS OR ROUTE NUMBER) Mt. Juliet, Tenn. 37122	(STREET ADDRESS) Chamblee, Georgia 30341	67
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4588, page 424, Register's Office for Davidson County, Tennessee.

We, Harold R. Varden and wife, Shirley K. Varden,

have this day bargained and sold, and do hereby transfer and convey unto the said

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

their ~~successors~~ heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the 4th, formerly the 16th, Civil District of Davidson County, Tennessee, described according to a survey made by Robert E. Meade, Surveyor, December 19, 1964, as follows:

Beginning in the center of Earheart Road at the northeast corner of the property conveyed to Bill H. Warren and wife, by deed from F. H. Binkley and wife, of record in Book 3710, page 529, Register's Office for said County; thence with said Binkley's north boundary line, south 81° 30' west 626.1 feet; thence north 12° 13' west 208.7 feet; thence north 81° 30' east 639 feet to the center of Earheart Road; thence with the center of same, south 5° 31½' west 104.6 feet and south 0° 34' east 104.4 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Harold R. Varden and wife, Shirley K. Varden, by deed from Lawrence Boyd Fudge, Jr. and Vivian Eakes Fudge, of record in Book 4588, page 422, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchaser. Insurance on said property is transferred to said purchaser.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Subscribed and sworn to before me, this the 31st day of December, 1975

Affiant

My commission expires: 7-30-78

Notary Public

(Affix Seal)

This is unimproved (X) improved ( ) property, known as Route #6 (House Number) Earhart Rd. (Street) Mt. Juliet, Tenn. (P. O. Address) (City or Town) 37122

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Robert J. Baltz, Jr. and wife, Barbara J. Baltz, their ~~successors~~

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Robert J. Baltz, Jr. and wife, Barbara J. Baltz, their

~~successors~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 31st day of December, 19 75 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Shirley K. Varden

Harold R. Varden

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

BOOK 4985 PAGE 89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ron Harris *a Notary Public in and for said County and State,* Harold R. Varden and wife, Shirley K. Varden,

*the within named 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, *this* 31st *day of* December *19*75

Commission expires 7-30-78

Ron Harris
Notary Public

RON HARRIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

JAN-5⁷⁶	CONV	48,900.00			
JAN-5⁷⁶	S'TAX		B*	127.14	
JAN-5⁷⁶	PR'FEE		B*	.50	
JAN-5⁷⁶	W'DEED		B*	4.00	* 131.64

WARRANTY DEED

FROM
HAROLD R. VARDEN, ET UX

TO
ROBERT J. BALTZ, JR., ET UX

D 30686

IDENTIFICATION REFERENCE

JAN 5 9 43 AM '76

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

Mail to Owner

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON