WARRANTY DEED

BOOK 5088 PAGE 393

STATE OF TENNESSEE }
COUNTY OF Davidson }

Batty.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant Jim Beuerlein

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November 1976.

Notary Public

MY COMMISSION EXPIRES: 7-10-80

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Joe Saperstein, Attorney (NAME) 4515 Harding Road (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Beuerlein, et al (NAME)	same (NAME)	104-12-278
c/o Carriage Hill Realtors		
Pewitt Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	24w-845
Brentwood, Tenn. 37207 (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~~ I, Louis J. Baldini

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jim Beuerlein, William T. Jennings and Floris H. Tompkins as Tenants in Common

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 the south one-half of Lot No. 135, on the Map of Belmont Land Company's Plan of Lots called "Belmont Heights", as of record in Book 421, Page 34, Register's Office for said County, described as follows:

Said part of Lot No. 135 fronts 50 feet on the westerly side of Belmont Boulevard, and extends back 175 feet, more or less, on the north line, and 178.8 feet on the south line to a 15 foot alley, on which it measures 50.18 feet

Being the same property conveyed to Louis J. Baldini and wife, June M. Baldini by deed from Karl E. Haury and wife, Mildred E. Haury, and Reese L. Smith, Jr. and wife, Marcella Smith of record in Book 3708, Page 12, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Louis J. Baldini from June M. Baldini by a quitclaim deed of record in Book 4493, Page 120 Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2015 Belmont Blvd. (House Number) (Street) Nashville, TN (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 my hand this 5th day of November, 19 76

Louis J. Baldini

Louis J. Baldini

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5088 PAGE 394

Personally appeared before me, Caroline Barnes, a Notary Public in and for said County and State, the within named Louis J. Baldini

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 5th day of November, 1976

Commission Expires 3/3/80

Caroline Barnes
Notary Public

CAROLINE BARNES NOTARY PUBLIC DAVIDSON

STATE OF
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 purpose 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

D 77304

IDENTIFICATION REFERENCE

NOV 17 9 06 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

NOV 17 76	CONV	68,000.00			
NOV 17 76 S'TAX			B*	176.80	
NOV 17 76 PR'FEE			B*	.50	
NOV 17 76	W'DEED		B*	4.00	* 181.30

WARRANTY DEED

FROM
Louis J. Baldini

TO
Jim Beuerlein, W.T. Jennings &
Floris H. Tompkins

TITLE INSURED BY POLICY NUMBER:
43-013-5026F

The Associates, Inc. Livery of Seven

Compliments of
Title Associates, Inc.

REPRESENTING
U.S. LIFE TITLE INSURANCE
Company of New York