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BOOK 5198 PAGE 863

IDENTIF. REFERENCE

SEP 20 1 21 PM '77

FEE & ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $138,300.00.

Affiant

Subscribed and sworn to before me this 19th day of September, 1977.

Notary Public

My commission expires 3/15/81.

This instrument prepared by:
GULLETT, STEELE, SANFORD, ROBINSON & McMURRY
230 Fourth Ave., N., Nashville, Tenn. 37219

Address new owners as follows:
Theodore H. Pailet, Trustee
1906 South Street
Nashville, Tennessee

Send Tax Bills to: SAME

Map-Parcel Numbers

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 Baltz, Jr., Trustee, Robert Baltz, Jr. and wife, Catherine H. Baltz, Baltz Brothers, a partnership and Constructors, Inc., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto THEODORE H. PAILET, TRUSTEE, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a 23.05 more or less, acre tract of land lying in the Second Civil District of Davidson County, Tennessee, said tract further described as being the Baltz Brothers property as of record in Book 4954, page 176, said Register's Office, and a portion of the Baltz Brothers Property as of record in Book 4916, page 979, said Register's Office.

Beginning at a point lying on the easterly margin of Chandler Road, said point further described as lying 445.48 feet south of the southerly margin of Old Hickory Boulevard as relocated; thence leaving the said margin of Chandler Road south 57 degrees 30 minutes 19 seconds east a distance of 402.77 feet to an existing iron pin lying on the westerly line of the John W. Hayes, Sr. Property as of record in Book 3462, page 557, said Register's Office; thence running with the said westerly line of John W. Hayes, Sr., south 54 degrees 41 minutes 21 seconds east a distance of 56.97 feet to a point; thence south 58 degreees 25 minutes 38 seconds east a distance of 173.94 feet to a corner post; thence South 31 degrees 3 minutes 41 seconds west a distance of 407.87 feet to point in a fence; thence south 1 degrees 11 minutes 54 seconds west a distance of 171.68 feet to a point in a fence; thence south 2 degrees 14 minutes 44 seconds west a distance of 181.20 feet to a point in the same fence; thence South 1 degree 23 minutes 51 seconds west a distance of 387.87 feet to an existing iron pin; thence South 39 degrees 33 minutes

29 seconds east a distance of 138.98 feet to a point; thence leaving the said line of John W. Hayes, Sr., South 31 degrees 51 minutes 6 seconds west a distance of 120 feet to a point; thence North 58 degrees 08 minutes 54 seconds west a distance of 27.16 feet to a point; thence South 31 degrees 51 minutes 6 secondswest a distance of 166.07 feet to a point lying on the northerly line of the R. P. Sands Property as of record in Book 2394, page 479, said Register's Office; thence running with the said northerly line of R. P. Sands north 47 degrees 21 minutes 38 seconds west a distance of 846.02 feet to an existing planted stone; thence North 83 degrees 50 minutes 25 seconds west a distance of 89.38 feet to the easterly margin of Chandler Road; thence leaving the northerly line of R. P. Sands and running with the said margin of Chandler Road north 4 degrees 06 minutes 06 seconds east a distance of 274.94 feet to the beginning of a curve; thence around said curve, having a radius of 503.85 feet to the right a distance of 238.94 feet to a point; thence north 31 degrees 16 minutes 22 seconds east a distance of 512.19 feet to the beginning of a curve; thence around said curve, having a radius of 3511.19 feet, to the left a distance of 280.74 feet to the point of beginning, containing 23.05, more or less, acres.

Being property conveyed to Robert Baltz, Jr., Trustee with full power, as to that portion of the premises which were conveyed by deed from Mitchell C. Proffitt and wife, Myra S. Proffitt, of record in Book 4886, page 736; and as to the remainder of said premises in Robert Baltz, Baltz Brothers, a partnership and Constructors, Inc., by deeds of record in Book 4833, page 26; Book 4833, page 28; and Book 4916, page 979, said Register's Office.

This is improved property, known as _____
(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 Grantee, his 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 Grantee, his 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 19th day of September, 1977.

Robert Baltz, Jr. Trustee

Robert Baltz, Jr.

Catherine H. Baltz

BALTZ BROTHERS, A PARTNERSHIP

BY: Robert J. Baltz, Jr. Partner

CONSTRUCTORS, INC.

BY: James G. Karnes
James G. Karnes
Authorized Agent

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, L. Chancellor Allen a Notary Public in and for said County and State, the within named Robert Baltz, Jr. Trustee, with whom I am personally acquainted and who upon his oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of September, 1977.

L. Chancellor Allen
Notary Public

NOTARY PUBLIC L. CHANCELLOR ALLEN DAVIDSON COUNTY, TENN.

My Commission Expires:
3-15-81

SEP 20 77	CONV	90,000.00			
SEP 20 77	CONV	48,300.00			
SEP 20 77	S'TAX		B*	359.58	
SEP 20 77	PR'FEE		B*	.50	
SEP 20 77	W'DEED		B*	8.00	* 368.08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me R. Chancellor Allen, a Notary Public in and for said County and State, the within named Robert Baltz, Jr. and wife, Catherine H. Baltz, with whom I am personally acquainted and who upon their oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of September, 1977.

R. Chancellor Allen
Notary Public

My Commission Expires: 3-15-81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, R. Chancellor Allen a Notary Public in and for said County and State, the within named Robert J. Baltz, Jr., Partner, with whom I am personally acquainted and who upon his oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of September, 1977.

R. Chancellor Allen
Notary Public

My Commission Expires: 3-15-81

STATE OF TENNESSEE)
COUNTY OF LINCOLN)

Before me, Mattie Pittenger, a Notary Public within and for said County aforesaid, personally appeared James D. Karnes, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Authorized Agent of the Constructors, Inc., the within named bargainor, a corporation and that he as such Authorized Agent, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said James D. Karnes as such Authorized Agent.

WITNESS my hand and official seal at Fayetteville, Tennessee, this 14 day of September, 1977.

Mattie Pittenger
Notary Public

My Commission Expires: July 2, 1978