THIS INSTRUMENT PREPARED BY: Robert L. Trentham, Attorney
24th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Send Tax Bills to:

TO BE ASSIGNED
CC

Charles Edward McCabe

335 Murfreesboro Road

Nashville, Tennessee 37210

MAP NO. _____

PARCEL NO. _____

BOOK 5267 PAGE 522

WARRANTY DEED

For and in consideration of the sum of SIXTY TWO THOUSAND FIVE HUNDRED ($62,500.00) DOLLARS, receipt of which is hereby acknowledged we, Robert J. Baltz, Jr. and wife, Mary Katherine Baltz, Douglas M. Baltz and wife, Reba Carman Baltz, Frank J. Baltz, and wife, Francis Ann Baltz, Dennis L. Baltz and wife, Marie Therese Baltz, John P. Baltz and wife, Joyce Marie Baltz, hereinafter called "Grantors" have bargained and sold and by these presents do transfer and convey unto the said Charles Edward McCabe, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a tract of land in the Third Civil District, Davidson County, Tennessee, and lying south of Elm Hill Pike and westwardly from Louisville and Nashville Railroad Company's spur track serving Metropolitan Industrial Park, and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Elm Hill Pike, said point being eastwardly 176.7 feet from the northwesterly corner of the Baltz tract, thence with a curve to the left, having a radius of 1040 feet, a distance of 114.46 feet to an iron pin;

Thence, continuing with said southerly margin N 76° 32' E, 157.9 feet to an iron pin;

Thence, S 13° 28' E, 139.0 feet to an iron pin;

Thence, S 39° 01' W, 343.0 feet to an iron pin;

Thence, N 13° 28' W, 354.3 feet to the point of beginning,

Containing 66,502 square feet or 1.53 acres, more or less.

Being part of the same property conveyed to Robert J. Baltz, Jr., Douglas M. Baltz, Frank J. Baltz, Dennis L. Baltz and John P. Baltz by Quitclaim Deed from Baltz Brothers Packing Company of record in Book 4925, Page 997, R.O.D.C.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is

greater, for the transfer is $62,500.00.

Subscribed and sworn to before me, this the 30

day of March, 1978. Charles Edward McCabe

Robert L Fincher

Notary Public

My Commission Expires:

3/13/81

This is improved property, known as _____

_____.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles Edward McCabe, his heirs and assigns, forever. And we do covenant with the said Charles Edward McCabe 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 except by sanitary sewer easement granted to the City of Nashville by grant of record in Book 1509, Page 394, R.O.D.C., easement to construct, operate and maintain telephone and telegraph lines granted to Southern Bell Telephone & Telegraph Company by grant of record in Book 1066, Page 395, R.O.D.C., permit granted to Southern Bell Telephone & Telegraph Company to cut and trim trees of record in Book 3074, Page 527, easement for flow of Mill Creek, title to that portion of the premises embraced within the bounds of any roads or highways, and by 1978 property taxes which have been prorated and assumed by Grantee.

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 Charles Edward McCabe, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 30 day of March, 1978.

ROBERT J. BALTZ

Mary Katherine Baltz

MARY KATHERINE BALTZ

Douglas M. Baltz

DOUGLAS M. BALTZ

Reba Carman Baltz

REBA CARMAN BALTZ

Frank J. Baltz

FRANK J. BALTZ

Francis Ann Baltz

FRANCIS ANN BALTZ

Dennis L Baltz

DENNIS L. BALTZ

Marie Theresa Baltz

MARIE THERESE BALTZ

John P. Baltz

JOHN P. BALTZ

Joyce Marie Baltz

JOYCE MARIE BALTZ

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, WARREN W. BROWN, a Notary Public in and for said County and State, the within named ROBERT J. BALTZ, 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 30 day of MARCH, 1978.

Warren W. Brown
Notary Public

BROWN NOTARY PUBLIC DAVIDSON

My Commission Expires:

7-8-79

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, WARREN W BROWN, a Notary Public in and for said County and State, the within

named MARY KATHERINE BALTZ, the barainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of MARCH, 1978.

Warren W. Brown
Notary Public

My Commission Expires:
8-8-79

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, WARREN W. BROWN, a Notary Public in and for said County and State, the within named DOUGLAS M. BALTZ, 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 30 day of MARCH, 1978.

Warren W. Brown
Notary Public

My Commission Expires:
8-7-79

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, WARREN W. BROWN, a Notary Public in and for said County and State, the within named REBA CARMAN BALTZ, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of MARCH, 1978.

Warren W. Brown
Notary Public

My Commission Expires:
8-7-79

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, WARREN W. BROWN, a Notary Public in and for said County and State, the within named FRANK J. BALTZ, 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 30 day of MARCH, 1978.

Warren W. Brown
Notary Public

My Commission Expires:
8-7-79

****

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, WARREN W. BROWN, a Notary Public in and for said County and State, the within named FRANCIS ANN BALTZ, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the pruposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of MARCH, 1978.

Warren W. Brown
Notary Public

My Commission Expires:
8-7-79

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, WARREN W. BROWN, a Notary Public in and for said County and State, the within named DENNIS L. BALTZ, 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 30 day of MARCH, 1978.

Warren W Brown
Notary Public

My Commission Expires:
7-8-79

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, WARREN W. BROWN, a Notary Public in and for said County and State, the within named MARIE THERESE BALTZ, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of MARCH, 1978.

Warren W Brown
NOTARY PUBLIC

My Commission Expires:
8-7-79

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, WARREN W BROWN, a Notary Public in and for said County and State, the within named JOHN P. BALTZ, 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 30 day of March, 1978.

Warren W Brown
Notary Public

My Commission Expires:
8-7-79

BOOK 5267 PAGE 528

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, WARREN W. BROWN, a Notary Public in and for said County and State, the within named JOYCE MARIE BALTZ, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of MARCH, 1978.

Warren W. Brown
Notary Public

My Commission Expires:

8-9-79

WARREN W. BROWN NOTARY PUBLIC DAVIDSON COUNTY, TN.

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IDENTIF. REFERENCE

MAR 30 4 02 PM '78

FELIX A. ROBINSON, REGISTER
DAVIDSON COUNTY, TENN.

MR30 78	CONV	62,500.00			
MR30 78 S'TAX			D*	132.50	
MR30 78 PR'FEE			B*	.50	
MR30 78	MDEED		**	14.00	* 177.00