BOOK 5319 PAGE 29

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,642.05

Richard P. Baltz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 78

Notary Public

MY COMMISSION EXPIRES: 1-21-81

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard P. Baltz (NAME)	First Federal Savings & Loan (NAME)	84-14
212 Cottage Lane (STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union (STREET ADDRESS)	179
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN (CITY) (STATE) (ZIP)	3DZ 41105

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, Paul Edward Yablonski et ux Rebecca Lois Yablonski

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard P. Baltz et ux Anne M. Baltz

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. 7 on the Map of Donelson Meadows, a plat which is of record in Book 1835, Page 35, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Paul Edward Yablonski et ux Rebecca Lois Yablonski, by deed of record in Book 4953, Page 780, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any restrictions and/or any existing easements.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 4851, Page 956, Register's Office for Davidson County, Tennessee, to First Federal Savings & Loan of Nashville.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

This is unimproved ( ) improved (X) property, known as 212 Cottage Lane (House Number) (Street) Nashville, TN 37214 (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 hands this 31st day of July, 19 78

PAUL EDWARD YABLONSKI: Paul Edward Yablonski

REBECCA LOIS YABLONSKI: Rebecca Lois Yablonski

STATE OF TENNESSEE
County of Davidson

BOOK 5319 PAGE 30

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Edward Yablonski et ux Rebecca Lois Yablonski

the bargainors, 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 Hermitage, Tennessee, this 31st day of July 19 78

Commission expires 5-10-81

Notary Public

STATE OF TENNESSEE

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

E 8 0 1 3 5

WARRANTY DEED

FROM
Paul Edward Yablonski et ux

TO
Richard P. Baltz et ux

IDENTIF. REFERENCE

AUG 1 2 40 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-1 78	CONV	36,642.05		
AUG-1 78	S'TAX		B* 95.16	
AUG-1 78	PR'FEE		B* .50	
AUG-1 78	W'DEED		B* 4.00	* 99.66

Return to:
LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076