FROM
KATHERINE B. GEIST

BOOK 5352 PAGE 246

TO
WILLIAM J. BALTZ and LOUIS J. BALTZ

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.:
LOUIS J. and William J. Baltz	Same	59-65
4800 Buena Vista Pike		59-66
Nashville, TN		

mail

THIS INSTRUMENT PREPARED BY:

Kenneth M. Bailey
Attorney at Law
2211 Crestmoor Road
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Actual Consideration or Value, Whichever is Greater, for this Transfer is

$ NONE

X Louis J. Baltz
Affiant

Subscribed and sworn to before me, this the 18 day of Oct, 19 78

Notary Public

My Commission Expires: 1-24-82
(AFFIX SEAL)

OCT 18 MISC B* 6.00 ** 6.00

FOR AND IN CONSIDERATION of certain mutual covenants and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged and for the express purpose of making a re-conveyance to create fee simple title absolute in William J. Baltz and Louis J. Baltz as tenants in common, I, Katherine B. Geist, unmarried, Grantor(s) by these presents do hereby quitclaim and convey unto William J. Baltz and Louis J. Baltz, the Grantee(s) successors and assigns, the following described tract or parcel of land, to wit:

(SEE ATTACHED SCHEDULE A)

This is umimproved ( ) improved ( ) property, known as _____.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF we have hereunto set our hands on this the 18 day of Oct., 19 78.

Katherine B. Geist
KATHERINE B. GEIST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, KATHERINE B. GEIST, 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 Nashville, Tennessee, this 18 day of Oct., 19 78.

NOTARY PUBLIC

My Commission Expires: 12-31-79

E 9 4 9 9 2

IDENTIF. REFERENCE

Oct 10 11 04 AM '78

FELIX Z. SHELTON REGISTER
DAVIDSON COUNTY, TENN.

SCHEDULE A

PARCEL #1. Situated in the Twelfth (formerly the twenty first) Civil District of Davidson County, Tennessee,- beginning in the center of Ewing's Creek under the center of the bridge over said creek, where the White's Creek Pike crosses the same, running thence with the center of Ewing's Creek and Ashton's line south 43½ deg. West 32.4 poles, thence North 86½ deg. W 32 poles to a point in the middle of said creek; thence south 35½ deg. W 15.5 poles to a set stone, Burdock bush pointer, said stone on the island being about middle ways between the two prongs of said creek; thence north 48 deg. W crossing the north prong of said creek 19.42 poles to a stake, the southwest corner of the 69.72 acre tract; thence with the line of the 69.72 acre tract north 60 deg. E 75.58 poles to a stake in the middle of the Whites Creek Pike; thence with the middle of said Pike south 34½ deg E 20.94 poles to the beginning, containing 10 acres, by survey of Earle Drake, County Surveyor of Davidson County, Tenn. made April 7, 1932, and being a portion of a tract of land conveyed to A. R. Sparkman and wife, Lucy Sparkman and I. N. Sparkman and wife, Emma Sparkman, by deed of O. G. Hunt, and wife, of record in Book 535 page 225 R. O. D. C., Tennessee and the same property conveyed to me by deed of record in Book 598, page 315 R. O. D. C., Tennessee.

PARCEL #2. Situated in the Twelfth (formerly the twenty fitst) Civil District of Davidson County, Tenn. about five and one half miles from Nashville, beginning at a point in the center of Whites Creek Pike, North 34½ deg. W 20.94 poles from the center of the said pike, also the center of the bridge over Ewing Creek; thence north 34½ degrees W with the center of said Pike 129.86 poles to a point in said pike; thence south 54½ deg. W 98 poles to a point in Jones' line; thence south 37½ deg. E 27.4 poles, Jones and Balts; thence south 48 deg. E 97.38 poles to corner of 10 acre tract sold to Baltz; thence south 60 deg. W. 75.58 poles to the point of beginning, containing 70 acres being the same more or less. And being a part of the same property conveyed to A. R. Sparkman and wife, Lucy Sparkman, and I. N. Sparkman and wife, Emma Sparkman, by deed from O. G. Hunt and wife, Bettie Hunt, as of record in Book No. 535 page 225, R. O. D. C., Tenn. and being the same property conveyed to me by A. R. Sparkman, a widower, and the heirs at law of Lucy Sparkman, who died intestate on September 12, 1924, and by I. N. Sparkman, and wife Emma Sparkman deed of which is of record in Book No. 651, page 533 R. O. D. C., Tenn.

PARCEL #3. Situated in the Twelfth (formerly the twenty first) Civil Distrct, being the southwesterly part of the old Vaughn or Kirkpatrick tract of land beginning in the center of Whites Creek, the northwest corner of the Manlove tract of land and the southwest corner of said Kirkpatrick tract; thence with said Manlove's north line S 80 deg. E 35 poles S 89½ deg. E 62 poles, to the center of Ewing's Creek; thence with a new line N 47 3/4 deg. W 116.8 poles to a stake 1 foot southwest of a hackberry sapling; thence S 60 deg. W 58.4 poles to the center of Whites Creek; thence with the center of said creek S 48 deg E 56½ poles to the beginning, containing 31.9 acres, more or less, and being a part of the property conveyed to T. I. Webb by deed of record in Book 221 page 544, R. O. D. C., Tenn., and being the same property conveyed to me by T. I. Webb on October 2m 1906, deed for which is of record in book No 339, page 495, R. O. D. C., Tenn.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

PARCEL #4, Situated in the Twelfth (formerly the twenty first) Civil District of said County, containing by estimates 47 acres, more or less, on the Whites Creek Pike, and comprising two smaller tracts, one of which was conveyed to Geo. W. Anderson by James E. Manlove, by deed of record in Book 36 page 436 R. O. D. C., Tennessee., and the other known as the "Tan Yard" lot adjoining the first mentioned tract and conveyed to said Anderson by Charles Sayers and James Mason, by deed registered in Book 42 page 479 R. O. D. C., Tenn, being the former home place of Geo. W. Anderson, deceased, and as to said two deeds as thus registered reference is hereby made for the metes and bounds of said two tracts of land, and being the same tract of land conveyed to me by H. L. McNish, Trustee, and Sallie N. Green, by deed of record in Book 159, page 542, R. O. D. C., Tenn.