THIS INSTRUMENT PREPARED BY: ROBERT J. BALTZ, Attorney,
24th Floor, L & C Tower
Nashville, TN. 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel J. Sisemore (NAME)	Same (NAME)	Map 109
5020 Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 213
Nashville, TN 37220 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	BOOK 5381 PAGE 63

mail

For and in Consideration of the sum of TWENTY THOUSAND SEVEN HUNDRED EIGHTY SIX AND NO/100 ($20,786.00)---------- *DOLLARS*

ROBERT J. BALTZ, JR., TRUSTEE

does
has *bargained and sold, and by these presents / transfer and convey unto the said* DANIEL J. SISEMORE and wife, PATRICIA SISEMORE

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a 5.47, more or less, acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee; said tract further described as being a portion of the property conveyed in Book 4957, Page 957, Register's Office Davidson County, Tennessee.

Beginning at a point lying on the westerly margin of Old Hickory Boulevard; said point further described as lying 258, more or less, feet south of the southeast corner of the F.A. McIntire, Sr. property as of record in Book 3846, Page 986, Register's Office Davidson County, Tennessee; thence running with said westerly margin of Old Hickory Boulevard south 4 degrees 19 minutes 57 seconds east a distance of 263 feet to a point; thence leaving said westerly margin of Old Hickory Boulevard and running north 82 degrees 57 minutes 01 seconds west a distance of 963.59 feet to a point; thence north 13 degrees 06 minutes 05 seconds east a distance of 231.62 feet to a point on the easterly property line of the United States Government property; thence running with said government line north 3 degrees 13 minutes 01 seconds east a distance of 27.54 feet to a point; thence leaving said easterly property line of the United States Government property and running south 82 degrees 57 minutes 01 seconds east a distance of 888.92 feet to the point of beginning, containing 5.47, more or less acres.

Being part of the same property conveyed to C. E. Hooper and Robert Baltz, Jr., by deed from Patricia Swift Wells of record (con't)

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 20,786.00

Subscribed and sworn to before me, this the 29th day of December 1978

Daniel J. Sisemore
Affiant

My commission expires: March 15, 1981
(Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RECORDED [illegible] 29

in Book 4811, Page 864, and by deed from Raymond L. Barrett, Clerk & Master, of record in Book 4876, Page 418; and to Baltz Brothers, a partnership, by quitclaim deeds from C. E. Hooper and wife, Peggy K. Hooper, of record in Book 4954, Page 176, and Book 4957, Page 957; and to Robert J. Baltz, Jr., Trustee by quitclaim deed from G. H. Christianson, Trustee as of record in Book 5371, Page 621, Register's Office of Davidson County, Tennessee.

JAN-29	CONV	20,786.00			
JAN-29	S'TAX		B*	54.08	
JAN-29	PR'FEE		B*	.50	
JAN-29	W'DEED		B*	6.00	* 60.58

unimproved (X)
This is improved ( ) property, known as Lot #4, Cook's Landing Estates, Nashville, TN.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Daniel J. Sisemore and wife, Patricia Sisemore their *heirs and assigns, forever.*

And I *do covenant with the said* Daniel J. Sisemore and wife, Patricia Sisemore *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for a restriction prohibiting trailers or mobile home type structures on said property, except as may be used for temporary occupancy during the construction of a permanent building provided, however, that such temporary occupancy shall not exceed a term of six (6) months. This restriction shall run with the land for a period of no less than thirty (30) years.

And I *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Daniel J. Sisemore and wife, Patricia Sisemore, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 27th *day of* December, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert J. Baltz, Jr., Trustee

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* ROBERT J. BALTZ, JR., TRUSTEE .....

.....

.....

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* 27th *day of* December, *19* 78.

R Chandler Allen, *Notary Public.*

Commission Expires March 15, 1981.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

.....

.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

IDENTIFICATION REFERENCE
JAN 2 3 33 PM '79
FELIX Z. WILKINS, REGISTER
DAVIDSON COUNTY, TENN.

F.07685