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

ADDRESS NEW OWNER: SEND TAX BILLS TO: MAP NO. 111

Jimmy A. Fitzgerald Same PARCEL NO. 24

2916 Harbor View Dr.

Nashville, Tn. 37217

BOOK 5576 PAGE 15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVEN THOUSAND EIGHT HUNDRED ($7,800.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, BALTZ BROTHERS, a Partnership, has this day bargained and sold, and does hereby transfer and convey unto the said JIMMY A. FITZGERALD and wife, BETTY S. FITZGERALD, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> LAND in the 2nd Civil District of Davidson County, Tennessee, being Lot #67 on the plan of Bridle Path Subdivision, Section One, of record in Book 5200, Pages 228 and 229, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete description.
>
> BEING part of the same property conveyed to Baltz Brothers, a partnership, by deed from C. E. Hooper and wife, Peggy K. Hooper of record in Book 4916, Page 989, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Lot #67 of the Bridle Path Subdivision, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said JIMMY A. FITZGERALD and wife, BETTY S. FITZGERALD, their heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for Restrictive Covenants of record in Book 5550 Page 483, Register's Office of Davidson County, Tennessee, and by real estate taxes for the year 1979 which have been prorated and assumed by Grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to the said JIMMY A. FITZGERALD and wife,

BETTY S. FITZGERALD, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, BALTZ BROTHERS, a partnership composed of ROBERT BALTZ, JR., D. MARTIN BALTZ, DENNIS L. BALTZ, FRANK J. BALTZ, and JACK P. BALTZ hereunto set our hands at Nashville, Tennessee, this the 31st day of December, 1979.

BALTZ BROTHERS, a Partnership

By: Robert Baltz Jr.
ROBERT BALTZ, JR., Partner

By: D. Martin Baltz
D. MARTIN BALTZ, Partner

By: Dennis L. Baltz
DENNIS L. BALTZ, Partner

By: Frank J. Baltz
FRANK J. BALTZ, Partner

By: Jack P. Baltz
JACK P. BALTZ, Partner

****

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Winfield Hallin, a Notary Public in and for said county and state, the within named ROBERT BALTZ, JR., D. MARTIN BALTZ, DENNIS L. BALTZ, FRANK J. BALTZ and JACK P. BALTZ, 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 31st day of December, 1979.

Winfield Hallin
Notary Public

My Commission expires: January 31, 1981

NOTARY PUBLIC AT LARGE

****

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seven Thousand Eight Hundred ($7,800.00) Dollars.

G H Christianson Jr
Affiant

Subscribed and sworn to before me,

this 25th day of February, 1980.

Winifred Walker
Notary Public

My Commission expires: January 31, 1981

RUSH

F 7 9 7 9 1

IDENTIF. REFERENCE

MAR 7 2 55 PM '80

FEDERAL ... REGISTER
DAVIDSON COUNTY, TENN.

6845 03/07 29.78- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5576 PAGE 18

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

7600.00- CO
20.28 CO TX
.50 PRFEE
9.00 WDEED
CHECK 29.78-
6845A03/07/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 79791

IDENTIFICATION REFERENCE

MAR 7 2 55 PM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 746007