5599 08/31 169.00- CHECK

Prepared By:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, TN 37238

WARRANTY DEED

BOOK 5789 PAGE 400

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NO.
Owen Jay Baltuth, et ux 2521 Sunset Place Nashville, TN	Kentucky Mortgage Co., Inc. P. O. Box 13013 Lexington, KY 40511	104-15-111

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, William Terry Starkey, Jr. and wife, Sharon O. Starkey, have bargained and sold and by these presents do hereby transfer and convey unto Owen Jay Baltuth and wife, Keeble Caroland Baltuth, their heirs and assigns, the following described property situated in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being the easterly part of Lot No. 23 on the Map of Sunset Park, of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of said lot No. 23 fronts 52.0 feet on the southerly side of Sunset Place, formerly Turner Avenue, and runs back 160.5 feet on the easterly line and 160.5 feet more or less in the westerly line to a dead line in the rear measuring 60 feet thereon.

BEING the same property conveyed to William Terry Starkey, Jr., and wife, Sharon O. Starkey by deed from William L. Berkley and wife, Betty Berkley, of record in Book 5293, page 293, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereunto belonging to the said Owen Jay Baltuth and wife, Keeble Caroland Baltuth , their heirs and assigns forever.

And we do covenant with the said Owen Jay Baltuth and wife, Keeble Caroland Baltuth that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by taxes for the year 1981; applicable building and zoning regulations; all existing highway, roadway and utility easements; matters of record in Plat Book 332, page 132, which may affect subject property; such state of facts as an accurate survey would disclose and a Deed of Trust of record in Book 5280, page 576, said Register's Office, as assigned in Book 5287, page 46, said Register's Office.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said Owen Jay Baltuth and wife, Keeble Caroland Baltuth, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29 day of August, 1981.

W. Terry Starkey, Jr.
WILLIAM TERRY STARKEY, JR.

Sharon O. Starkey
SHARON O. STARKEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within-named WILLIAM TERRY STARKEY, JR. and wife, SHARON O. STARKEY, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of August, 1981.

Anne Marsden
Notary Public

My Commission Expires:

7-18-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $62,500.00.

Affiant

Subscribed and sworn to before me this 29 day of August, 1981.

Anne Marsden
Notary Public

My Commission Expires:

7-18-82

G57945

IDENTIF. REFERENCE

AUG 31 11 11 AM '81

FELIX A. ... JR. REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5789 PAGE 402

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
			62501.00- CO	
			162.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 169.00-	
55594	06/31/81	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 7 9 4 5

IDENTIF. REFERENCE

AUG 31 11 11 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 841189