THIS INSTRUMENT PREPARED BY: DAVID R. KENNEDY, ATTORNEY AT LAW
4207 LEBANON ROAD, SUITE 100, HERMITAGE, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Richard P. Baltz, et ux	Fidelity Federal Savings & Loan Assn.	98-2
(NAME)	(NAME)	Par 11TS
5209 Roxborough Drive	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6082 PAGE 294

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS,

the receipt of which is hereby acknowledged by the Grantors, and other good and valuable consideration, including the assumption of the balance of the indebtedness owed to Fidelity Federal Savings & Loan Association as recorded in Book 5542, Page 643, Register's Office for Davidson County, Tennessee, we, JAMES L. BRENNARD and wife, CHRISTINE L. BRENNARD, the GRANTORS herein,

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD P. BALTZ and wife, VICTORIA S. BALTZ,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Roxborough Subdivision, as of record in Book 5200, Page 63, said Register's Office.

Said Lot No. 32 fronts 80.00 feet on the southerly margin of Roxborough Drive, and runs back 254.65 feet on the easterly line and 337.40 feet on the westerly line, to a broken line in the rear, measuring a total of 152.57 feet thereon.

BEING the same property conveyed to James L. Brennard and wife, Christine L. Brennard by deed from Randall Phillips Builders, Inc., dated December 10, 1979, of record in Book 5542, Page 640, Register's Office for Davidson County, Tennessee.

The physical possession to the property described herein shall be given to the Grantees on or before October 30, 1983 with Grantors to pay rent to the Grantees for the continuing use and occupancy of said premises at the rate of $606.00 per month due and payable on the 24th of July, 1983, and for each month thereafter, until the Grantees shall have taken possession of the premises or until October 30, 1983, whichever shall first occur.

H 5 6 2 8 8

IDENTIF. REFERENCE

JUN 27 10 43 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

JSH

unimproved ( )
This is improved (X) property, known as 5209 Roxborough Drive (House Number) (Street)
Hermitage, TN 37076 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 24th day of June, 19 83.

James L. Brennard
JAMES L. BRENNARD

Christine L. Brennard
CHRISTINE L. BRENNARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6082 PAGE 295

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Brennard and wife, Christine L. Brennard

the bargainor S, 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 24th day of June, 19 83.

My commission expires 7-27-86 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 68,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

RICHARD P. BALTZ

Sworn to and subscribed before me this 24th day of June, 19 83.

My commission expires 7-27-86 Notary Public

This instrument was prepared by:

DAVID R. KENNEDY, ATTORNEY, 4207 LEBANON ROAD, SUITE 100, HERMITAGE, TENNESSEE 37076

Name Address

WARRANTY DEED

FROM

JAMES L. BRENNARD and wife,

CHRISTINE L. BRENNARD

TO

RICHARD P. BALTZ and wife,

VICTORIA S. BALTZ

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____ BOOK 6082 PAGE 296

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
			68500.00- CO	
			178.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	184.60-
7712A06/27/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 566288

IDENTIF. REFERENCE

JUN 27 10 43 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 958904