B0144

BOOK 6348 PAGE 205

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $21,084.00.

John L. Young
Affiant

Subscribed and sworn to before me, this 22 day of June, 1984.

Notary Public

My Commission expires: 4-17-85

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

| Address new owners as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| John L. Young et ux<br>236 Burning Tree Dr.<br>Hermitage, TN 37036 | SAME | Par.#4D 05397<br>'09- 204 |

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, ROBERT J. BALTZ, TRUSTEE, ROBERT J. BALTZ, JR., AND WIFE, CATHERINE H. BALTZ, DENNIS L. BALTZ AND WIFE, MARIE BALTZ, REBA BALTZ, UNMARRIED, as surviving tenant by the entirety, FRANK J. BALTZ AND WIFE, FRANCES A. BALTZ, JOHN P. BALTZ AND WIFE, JOYCE BALTZ, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN L YOUNG AND WIFE, WANDA JAYNE YOUNG, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, referred to as Tract 9, Cooks Landing, in the deed of record in Book 5371, page 621, Register's Office for said County, described as follows:

BEGINNING at a point lying on the easterly margin of Old Hickory Boulevard; said point further described as lying south 1933.41 feet from the southerly margin of Stewarts Ferry Pike; thence leaving said easterly margin of Old Hickory Boulevard North 85 deg. 40' 03" east a distance of 951.19 feet to a point lying on the westerly line of the Donald Lee Gaines property as of record in Book 4590, page 886, Register's Office of Davidson County, Tennessee; thence running with said Gaines property line South 8 deg. 36' 47" West a distance of 38.13 feet to a point; thence continuing with said westerly line of the Gaines property and the westerly line of the W. A. Tillman property as of record in Book 3252, page 49, Register's Office of Davidson County, Tennessee, South 9 deg. 11' 26" West a total distance of 205.53 feet to a point; thence leaving said Tillman property line and running South 85 deg. 40' 03" West a distance of 894.58 feet to the point on the easterly margin of Old Hickory Boulevard; thence running with said easterly margin North 4 deg.

07/30 27.36 CHECK

7340

19' 57" West a distance of 237.0 feet to the point of beginning, containing 5.02, more or less, acres.



Being part of the same property conveyed to Robert J. Baltz, Jr., Trustee, Robert J. Baltz, Jr., and wife, Catherine H. Baltz, Dennis L. Baltz and wife, Marie Baltz, Douglas M. Baltz and wife, Reba Baltz, Frank J. Baltz and wife, Frances A. Baltz and John P. Baltz and wife, Joyce Baltz by deed from Southern Ohio Bank of record in Book 5871, page 373, as corrected by Instrument of Correction of record in Book 6083, page 922, Register's Office for said County; the said Douglas M. Baltz having since died.

This conveyance is made subject to 1984 Metro taxes which have been prorated and assumed by Grantee.

This is improved property, known as Lot Number Nine, Cook's Landing
(House Number) (Street)

(P. O. Box) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** our hands this 27 day of June, 1984.

ROBERT J. BALTZ, TRUSTEE

ROBERT J. BALTZ, JR.

CATHERINE H. BALTZ

DENNIS L. BALTZ

MARIE BALTZ

FRANK J. BALTZ

FRANCES A. BALTZ

JOHN P. BALTZ

JOYCE BALTZ

REBA BALTZ

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 ROBERT J. BALTZ, TRUSTEE; ROBERT J. BALTZ, JR., AND WIFE, CATHERINE H. BALTZ, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this the 27 day of June, 1984.

Shirley Mitchell
Notary Public

My Commission Expires: ~~Sep 2, 1985~~
My Commission Expires
October 20, 1985

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 DENNIS L. BALTZ AND WIFE, MARIE BALTZ, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this the 27 day of June, 1984.

Shirley Mitchell
Notary Public

My Commission Expires: _____
My Commission Expires
October 20, 1985

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 REBA BALTZ, UNMARRIED, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this the 27 day of June, 1984.

Shirley Mitchell
Notary Public

My Commission Expires: _____
My Commission Expires
October 20, 1985

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 FRANK J. BALTZ AND WIFE, FRANCES A. BALTZ, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this the 27 day of June, 1984.

My Commission Expires October 20, 1985

Notary Public

My Commission Expires: _____

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 JOHN P. BALTZ AND WIFE, JOYCE BALTZ, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this the 27 day of June, 1984.

Notary Public

My Commission Expires

My Commission Expires: October 20, 1985

I 3 9 4 9 6

IDENTIF. REFERENCE

JUL 30 12 19 PM '84

REGISTER
DAVIDSON COUNTY, TN

# OFFICIAL RECEIPT

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF_____

FOR_____

BOOK 6348 PAGE 209

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

21084.00- CAMT.
54.86 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 67.36-
7840A07/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 39496

IDENTIF. REFERENCE

JUL 30 12 19 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0056773