I 7 9 8 3 6

IDENTIF. REFERENCE

JAN 29 2 05 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PUSH

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,393,500.00.

Affiant

Subscribed and sworn to before me, this 28th day of January, 1985.

Notary Public

My Commission expires: 11/1/87

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
NWI IV, Ltd. P.O. Box 2684 Nashville, Tennessee 37219	SAME	Map 106-00-0 036 Field Bk #2DA 63520

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, together with the assumption of a Deed of Trust of record in Book 4943, page 910, Register's Office for Davidson County, Tennessee, in the original principal amount of $625,000.00, payable to Home Beneficial Life Insurance Company, We, ROBERT J. BALTZ, JR., FRANK J. BALTZ, DENNIS L. BALTZ, AND JOHN P. BALTZ, AND DOUGLAS MARTIN BALTZ, JR., AND RICHARD PHILIP BALTZ, EXECUTORS, for purposes of sale under the will of DOUGLAS M. BALTZ, SR., deceased, of record in Will Book 147, page 531, Probate Court Clerk's Office of Davidson County, Tennessee, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NWI IV, LTD., A TENNESSEE LIMITED PARTNERSHIP, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A parcel of land in the 3rd Civil District of Nashville, Davidson County, Tennessee, bounded on the north by Elm Hill Pike, on the southeast by the Metropolitan Industrial Park spur of the L & N Railroad, and located generally west of Mill Creek and east of Spence Lane, more particularly described as follows:

BEGINNING at a point on the southerly right-of-way of Elm Hill Pike, as widened, 530 feet more or less, west of said right-of-way intersection with the center-line of said L & N Railroad; thence, leaving the southerly right-of-way of Elm Hill Pike, South 50° 59' East 301.20 feet to a point on the northwesterly right-of-way of L & N Railroad, 30 feet from the centerline of said railroad track; thence, in a southwesterly direction, 30 feet

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northwesterly from and parallel to the centerline of said railroad track and along a curve to the right having a radius of 3,789.83 feet and a central angle of 05° 47' 59", a distance of 383.62 feet to a point; thence, continuing 30 feet northwesterly from and parallel to the centerline of said railroad track, South 45° 09' 42" West 188.24 feet to a point; thence, leaving said railroad, North 50° 59' West 307.85 feet to a point; thence, North 39° 01' East 280.00 feet to a point; thence, North 13° 28' 04" West 138.12 feet to a point on the south right-of-way of Elm Hill Pike; thence, along said margin of Elm Hill Pike, North 76° 31' 56" East 259.57 feet to the point of beginning, containing 4.62 acres, more or less, according to a survey made by Barge Waggoner, Sumner and Cannon, dated July 28, 1973.

Being part of the same property conveyed to Baltz Brothers Packing Company, a partnership composed of Robert J. Baltz, Jr., Frank J. Baltz, Douglas M. Baltz, Dennis L. Baltz, and John Philip Baltz, by deed from John S. Weber and wife, Alice G. Weber, of record in Book 3220, page 417, and to Robert J. Baltz, Jr., Douglas M. Baltz, Frank J. Baltz, Dennis L. Baltz, and John P. Baltz by deed from Houston T. Ezell and wife, Mabel Ezell, of record in Book 1911, page 365, Register's Office for Davidson County, Tennessee; and also being part of the same property conveyed to Robert J. Baltz, Jr., Douglas M. Baltz, Frank J. Baltz, Dennis L. Baltz and John P. Baltz by deed from Baltz Brothers Packing Company, a partnership, of record in Book 4925, page 997, said Register's Office and by Instrument of Correction of record in Book 5813, page 687, said Register's Office; the said Douglas M. Baltz having since died and his will of record in Will Book 147, page 531, Probate Court Clerk's Office of Davidson County, Tennessee, directs that Douglas Martin Baltz, Jr. and Richard Philip Baltz, as Executors, to execute any instruments for purposes of sale.

This is improved property, known as _____
(House Number) (Street)

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

It is hereby agreed and understood that Douglas Martin Baltz, Sr., Douglas M. Baltz, Sr., Douglas M. Baltz and D. Martin Baltz, are one and the same person.

This conveyance is made subject to:

1. 1985 Metro taxes which have been prorated and assumed by Grantee.

2. Slope easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4150, page 164, said Register's Office.

3. Easement for common ingress and egress as reserved in Deeds of Trust of record in Book 4943, page 910, and page 922, Register's Office for Davidson County, Tennessee, and also conveyed by instrument of record in Book 5295, page 969, said Register's Office.

4. A 20 foot permanent and 20 foot temporary construction easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 5272, page 369, said Register's Office.

5. Deed of conveyance of water lines to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5291, page 677, said Register's Office.

6. Deed of conveyance of water lines to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5357, page 370, said Register's Office.

7. Deed of conveyance of sewer lines to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5297, page 135, said Register's Office.

8. Deed of conveyance of sewer lines to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5357, page 365, said Register's Office.

9. Right of ingress and egress to the easement conveyed to South Central Bell Telephone and Telegraph Company of record in Book 3074, page 527, said Register's Office.

10. Any unrecorded leases and rights of parties in possession.

11. Title to that portion of the premises embraced within the bounds of any roads or highways.

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, its successors 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, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 24 day of JAN, 1985.

ROBERT J. BALTZ, JR.

FRANK J. BALTZ

DENNIS L. BALTZ

JOHN P. BALTZ

DOUGLAS MARTIN BALTZ, JR.,
EXECUTOR

RICHARD PHILIP BALTZ,
EXECUTOR

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

WITNESS my hand and official seal at Nashville, Tennessee, this the 24 day of JAN, 1985.

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

WITNESS my hand and official seal at Nashville, Tennessee, this the 24 day of Jan, 1985.

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

WITNESS my hand and official seal at Nashville, Tennessee, this the 24 day of Jan, 1985.

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

WITNESS my hand and official seal at Nashville, Tennessee, this the 24 day of Jan, 1985.

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

WITNESS my hand and official seal at Nashville, Tennessee, this the 24 day of Jan, 1985.

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

WITNESS my hand and official seal at Nashville, Tennessee, this the 25th day of January, 1985.

Notary Public

My Commission Expires: 2/19/88

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 6483 PAGE 251

RECEIVED OF _____

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
		1,393,500.00 Conv.		

3623.10 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 3638.60-

729401/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JAN 29 2 05 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104813