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BOOK 5647 PAGE 588

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

David Knowles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF Sept, 1985.

Notary Public

MY COMMISSION EXPIRES: 4-17-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gullett, Sanford & Robinson 230 Fourth Avenue North Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa D. Brown& David R. Knowles (NAME)	Teresa D. Brown (NAME)	109-211
8409 Terry Lane (STREET ADDRESS OR ROUTE NUMBER)	8409 Terry Lane (STREET ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert J. Baltz, Jr., Trustee, Robert J. Baltz, Jr., and Catherine H. Baltz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David R. Knowles, unmarried, and Teresa D. Brown, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A Tract of land in the 2nd Civil District of Davidson County, Tennessee, referred to as Tract 14, Cooks Landing, and being 5.04 acres, more or less, said tract further described as being a portion of the property conveyed in Book 4954, page 176, Register's Office for said County, and described as follows:

Beginning at a point lying on the easterly margin of Old Hickory Boulevard said point further described as lying on the southerly margin of Stewarts Ferry Pike; thence running with said southern margin of Stewarts Ferry Pike South 64 deg. 01' 42" East a distance of 350 feet to a point; thence leaving said Stewarts Ferry Pike's southern margin and running South 4 deg. 23' 12" East a distance of 638.11 feet to a point; thence South 85 deg. 36' 48" west a distance of 302.01 feet to a point on the easterly margin of Old Hickory Boulevard; thence running with said easterly margin of Old Hickory Boulevard, North 4 deg. 23' 12" West a distance of 815 feet to the point of beginning, containing 5.04 more or less, acres.

Being part of the same property conveyed to Robert J. Baltz, Jr., Trustee by deed from C. E. Hooper, Trustee, of record in Book 4916, page 983, said Register's Office andf by quitclaim deed from Baltz Brothers, a partnership of record in Book 5371, page 621, said Register's Office.

This property is unencumbered except for the 1985 taxes, which have been prorated and assumed by grantees.

This is unimproved (X) improved ( ) property, known as 1 Old Hickory Boulevard & Stewarts Ferry Pike Nashville, TN
(House Number) (Street) (P. O. Address) (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 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. Wherever 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 Hand s this 4 day of Sept., 1985

Robert J. Baltz, Jr., Trustee

Robert J. Baltz, Jr.

Catherine H. Baltz

Catherine H. 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, JR., TRUSTEE, 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 4 day of Sep, 1985.

Notary Public

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 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 4 day of Sep, 1985.

Notary Public

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 CATHERINE H. BALTZ, 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 4 day of Sep, 1985.

Notary Public

My Commission Expires: _____

My Commission Expires
October 20, 1985

3385.0

IDENTIFICATION REFERENCE

SEP 4 4 20 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6647 PAGE 590

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			20000.00- CAMT.	
			52.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	58.50-
			3789A09/04/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33850

IDENTIFICATION REFERENCE

SEP 4 4 20 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169599