BOOK 6680 PAGE 83

WARRANTY DEED

FROM: Weston V. Hardy and wife, Linda M. Hardy, Grantors

TO: Baltic Properties, a general partnership

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
Baltic Properties
c/o James C. Gooch
2700 First American Center
Nashville, TN 37238

Send Tax Bills To: Same

Map-Parcel Numbers
103-4-67

Field Book Numbers
25W-2325

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Fifty-Four Thousand Dollars ($54,000.00).

James C. Gooch
Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of October, 1985.

Denise M Laumeyer
Notary Public

My Commission Expires: 3-8-89

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Weston V. Hardy and wife, Linda M. Hardy, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Baltic Properties, a general partnership, Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot no. 206 of Block 12 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.
>
> Said Lot no. 206 fronts 50.0 feet on the southerly margin of Idaho Avenue and runs back between parallel lines measuring 150.0 feet on each line to a 20 foot alley in the rear.

Being the same property conveyed to Weston V. Hardy and wife, Linda M. Hardy, by deed from Georgia H. Adkins, a widow of record in Book 5539, page 942, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4305 Idaho Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to the lien for 1985 taxes which have been prorated and will be paid by Grantee.

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 Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 7th day of October, 1985.

WESTON V. HARDY, III

LINDA M. HARDY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, WESTON V. HARDY, 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, at Office, this 7th day of October, 1985.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3-8-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, LINDA M. HARDY, 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, at Office, this 7th day of October, 1985.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3-8-89

MAIL ENV.

4378 9

IDENTIFICATION REFERENCE

OCT 11 8 30 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0399W/10-5-85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6680 PAGE 86

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

54000.00- CAPT.
140.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 149.90-
569341 0/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 3 7 8 9

IDENTIFICATION REFERENCE

OCT 11 8 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 181198