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 $450,000.00.

E M Haywood
Affiant

Subscribed and sworn to before me, this 23 day of January, 1986.

Notary Public

My Commission expires: 4-17-88

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
E. M. Haywood, Thomas E. Baldridge & Thomas M. Baldridge 2328 Hillsboro Road Suite 403 Nashville, Tn. 37212	SAME	97-112, 4D5328 97-115, 4D5329

WARRANTY DEED

BOOK 6768 PAGE 555

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. AND WIFE, CATHERINE H. BALTZ a/k/a KATHERINE H. BALTZ, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto E. M. HAYWOOD, a one-fifth (1/5) undivided interest, and THOMAS E. BALDRIDGE, a two-fifths (2/5) undivided interest and THOMAS M. BALDRIDGE, a two-fifths (2/5) undivided interest, as tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in the Fourth Civil District of Davidson County, Tennessee, as follows:
>
> Being situated in the southwest quadrant of the intersection of Interstate Route 40, East and Old Hickory Boulevard, (a portion of which is shown as Reserve Parcel A on the Revised Plan of Priest Lake Center, Section Two, as recorded in Book 4715, page 132, said Register's Office) and described as follows, according to a survey by Alley, Brown & Pate Engineers, dated June 9, 1970:
>
> BEGINNING at a point in the southwesterly margin of Old Hickory Boulevard and at the southeast corner of property conveyed to Humble Oil & Refining Company by deed of record in Book 3862, page 689, Register's Office for said County, said point being further described as the southwesterly boundary of property conveyed to the State of Tennessee by deed of record in Book 3342, page 509, said Register's Office; thence with the southwesterly margin of Old Hickory Boulevard and the southwesterly boundary of property conveyed to the State of

7.1066

IDENTIFICATION REFERENCE

JAN 23 12 39 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Tennessee as aforesaid, South 40° 52' East 389.50 feet to a point; thence South 83° 22' West 300 feet to a point; thence South 6° 38' East 116.04 feet to a fence in the northerly line of property conveyed to J. M. Yearwood and wife, Mary E. Yearwood, by deed of record in Book 2484, page 617, said Register's Office; thence with the northerly boundary of the said J. M. Yearwood property and with the northerly boundary of property conveyed to Bennie Helton and wife, Dana Lane Helton, by deed of record in Book 2799, page 256, said Register's Office, South 83° 22' West 442.45 feet to a corner post in the easterly margin of Mill Road; thence North 2° 40' West 579.36 feet to a corner fence post; thence North 78° 55' East 174.69 feet to a point, said point being the northwest corner of the Humble Oil & Refining Company property abovementioned; thence with the southwesterly boundary of said Humble Oil & Refining property South 39° 51' East 200 feet to a point; thence with the southerly boundary of the said Humble Oil & Refining Company property North 79° 24' East 200 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM, the following described parcel and easement:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 1, Section 3, of Priest Lake Center, not of record, described as follows:

BEGINNING at a point on the southwesterly margin of Old Hickory Boulevard at a point which is South 40° 52' East a total distance of 50 feet from the southeasterly corner of property conveyed in fee simple to Humble Oil & Refining Company, a Delaware corporation, by deed of record in Book 3862, page 689, Register's Office of Davidson County, Tennessee, and said beginning point also being 660.5 feet, more or less, southeastwardly from the center line of Interstate Highway I-40; thence with the southwesterly margin of Old Hickory Boulevard, South 40° 52' East a distance of 127 feet to a point; thence, leaving the said margin of Old Hickory Boulevard, South 49° 8' West a distance of 171.5 feet to a point; thence North 40° 52' West a distance of 127 feet to a point; thence North 49° 8' East a distance of 171.5 feet to a point of beginning.

Easement for the benefit of the preceding parcel as created by deed from Robert A. McDowell and Theodore H. Lightfoot to M & M Development Company, a partnership composed of W. Terrance Mays and J. A. (Buddy) Morgan dated July 19, 1974, and recorded in Book 4837, page 468, Register's Office of Davidson County, Tennessee, for ingress and egress over and across the premises described as follows:

BEGINNING at a point on the southwesterly margin of Old Hickory Boulevard, said point being the same point of beginning as is set forth in the description of the preceding parcel above-described; thence with the northwesterly line of the property above-described as Parcel No. A, South 49° 08' West a distance of 50 feet to a point; thence North 04° 08' East a distance of 70.71 feet to the southwesterly corner of property conveyed in fee simple to Humble Oil & Refining Company, a Delaware corporation, by deed of record in Book 3862, page 689, Register's Office for said County; thence with the southwesterly margin of Old Hickory Boulevard South 40° 52' East a distance of 50 feet to the point of beginning.

Being the same property conveyed to Robert J. Baltz, Jr., by deed from Robert A. McDowell and Theodore H. Lightfoot, of record in Book 4893, page 228, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1986 Metro taxes which have been prorated and assumed by Grantee;

2. Restrictive covenants of record in Book 4893, page 228, said Register's Office.

3. Plan of record in Book 4715, page 132, said Register's Office.

4. Ingress and egress easement of record in Book 4837, page 468, as revised in Book 5060, page 72, said Register's Office.

5. An anchor easement of record in Book 5596, page 80, said Register's Office.

6. An anchor easement for existing power pole as shown on the Survey made by Alley, Brown & Pate Engineers, dated June 9, 1970, not of record.

7. Easement of record in Book 3862, page 689, said Register's Office.

This is ( ) improved property, known as: S.W. Quadrant of I-40 and Old Hickory Blvd.
(X) unimproved (House Number) (Street)

Nashville, Tennessee
(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, its 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, its 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 hands this 22 day of January, 1986.

Robert J. Baltz, Jr.

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. and wife, Catherine H. Baltz a/k/a Katherine 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 22 day of January, 1986.

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES
SEPTEMBER 9, 1988

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

RECEIVED OF _____

FOR _____

BOOK 3768 PAGE 558

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

450[illegible].00- CAPT.
1[illegible].00 CSTAX
.[illegible] [illegible]
5.00 MORT
CHECK 1[illegible].50-
8566A01/23/86 BAL. .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.10 0 6 6

IDENTIFICATION REFERENCE

JAN 23 12 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 213262