BOOK 6828 PAGE 851

B0744

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 $20,000.00.

Affiant

Subscribed and sworn to before me, this 11 day of April, 1986.

Notary Public

My Commission expires: 4-17-88

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
James W. Davis & wife Gloria Ruth Davis 5011 Bonnavista Dr. Hermitage, Tn. 37076	SAME	106-03-0-024 20A63430

WARRANTY DEED

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, Robert J. Baltz, Trustee, Robert J. Baltz, Jr. as surviving tenant by the entirety, Dennis L. Baltz and wife, Marie Baltz, Reba Baltz 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 James W. Davis and wife, Gloria Ruth Davis, hereinafter called the Grantees, their 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 10, Cooks Landing, in the deed of record in Book 5371, page 621, 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 south 1688.0 feet from the southerly margin of Stewart's Ferry Pike; thence leaving said margin of Old Hickory Boulevard and running north 85° 36' 48" East a distance of 1007.91 feet to a point on the westerly property line of Donald Lee Gaines property as of record in Book 4590, page 886, Register's Office of Davidson County, Tennessee; thence running with said westerly line of the Gaines property south 8° 36' 47" West a distance of 252.97 feet to a point, thence leaving said Gaines property line and running south 85° 40' 03" West a distance of 951.19 feet to a

point on the easterly margin of Old Hickory Boulevard; thence running with said easterly margin North 4° 19' 57" West a distance of 159.37 feet to a point; thence continuing with said easterly margin of Old Hickory Boulevard North 4° 23' 12" West a distance of 86.04 feet to the point of beginning, containing 5.53, more or less, acres.

Being the same property conveyed to Robert J. Baltz, 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, 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 in Book 6083, page 922, Register's Office for Davidson County, Tennessee. The said Douglas M. Baltz and Catherine H. Baltz having since died.

This is ( ) improved property, known as:
(✓) unimproved _____ (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 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, theirs 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 3rd day of April, 1986.

SELLERS:

Robert J. Baltz, Jr., Trustee

Robert J. Baltz, Jr.

Dennis L. Baltz

Marie Baltz

Reba Baltz

Frank J. Baltz

Frances A. Baltz
Frances A. Baltz

John P. Baltz
John P. Baltz

Joyce Baltz
Joyce Baltz

ESTATE OF DOUGLAS M. BALTZ

By: Richard P. Baltz
Richard P. Baltz, Co-Executor

By: Douglas M. Baltz
Douglas Baltz, Co-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., 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 3rd day of April, 1986.

Notary Public

My Commission Expires: My Commission Expires March 11, 1990

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., unmarried, 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 3rd day of April, 1986.

Notary Public

My Commission Expires: My Commission Expires March 11, 1990

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 1st day of April, 1986.

Notary Public

My Commission Expires: My Commission Expires March 11, 1990

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 MARIE 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 2nd day of April, 1986.

Notary Public

My Commission Expires: My Commission Expires March 11, 1990

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 3rd day of April, 1986.

Notary Public

My Commission Expires: My Commission Expires March 11, 1990

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 2nd day of April, 1986.

Notary Public

My Commission Expires: My Commission Expires March 11, 1990

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 FRANCES A. 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 2nd day of April, 1986.

Notary Public

My Commission Expires: My Commission Expires March 11, 1990

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 1st day of April, 1986.

Notary Public

My Commission Expires: My Commission Expires March 11, 1990

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 JOYCE 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 2nd day of April, 1986.

Notary Public

My Commission Expires: My Commission Expires March 11, 1990

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 P. BALTZ, Co-Executor of the Estate of Douglas M. 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 2nd day of April, 1986.

Notary Public

My Commission Expires: My Commission Expires March 11, 1990

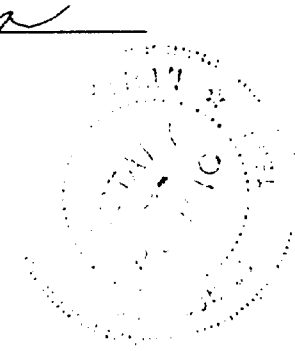
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOUGLAS BALTZ, Co-Executor of the Estate of Douglas M. 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 2nd day of April, 1986.

Notary Public

My Commission Expires: My Commission Expires March 11, 1990



9 1 4 7 3

IDENTIFICATION REFERENCE

APR 14 2 20 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

3928 24/14 70.30- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6828 PAGE 857

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

20000.00- CAMT.
52.00 CSTAX
.50 PRFEE
18.00 MDEED
CHECK 70.50-
3038A04/14/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91473

IDENTIFICATION REFERENCE

APR 14 2 29 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 237134