Box 0

BOOK 6844 PAGE 910

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 40000.00

Subscribed and sworn to before me, this the 16 day of April 19 86

My commission expires: January 10, 1989
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	
SOUTHEAST TITLE of Tennessee, Inc.	
Walton Mall, Suite One, 114 Walton Ferry Road, Hendersonville, Tennessee 37075	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Darcel L. Mosley	Citizens & Southern Mortgage Company
1518 Marwood Lane	P.O. Box 656
STREET ADDRESS Nashville, Tennessee 37210	STREET ADDRESS Tucker, Georgia 30085-0656
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 094-16-0 028.00	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Phillip Lynn Baltz and wife Dorothy L. Baltz

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Darcel L. Mosley, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 35 on the Plan of Spence Circle, Section Two, of record in Plat Book 1835 at page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Phillip L. Baltz and wife, Patricia H. Baltz by deed from William F. Baltz, a single man of record in Book 4534 at page 77, Register's Office for said County. The said Phillip L. Baltz and Patricia H. Baltz having since been divorced and by Final Decree of record in Book 5684 at page 988, Register's Office for said County, interest in said property was divested out of Patricia H. Baltz and vested into Phillip L. Baltz as sole owner.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

Dorothy L. Baltz, spouse of Phillip Lynn Baltz, joins in this conveyance for the purpose of conveying any and all right, title and interest she may have as a result of marriage.

Phillip Lynn Baltz is one and the same person as Phillip L. Baltz

9 6 7 6 5

IDENTIFICATION REFERENCE

MAY 1 12 27 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS IS IMPROVED PROPERTY KNOWN AS 1518 Marwood Lane, Nashville, Tennessee 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16 day of April 19 86

Phillip Lynn Baltz

Dorothy L. Baltz

State of Tennessee
County of Sumner

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On this 16 day of April, 19 86, before me personally appeared Phillip Lynn Baltz and wife Dorothy L. Baltz to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:
January 10, 1989

Notary Public
Doris M. Freeman

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Walton Mall, Suite One
114 Walton Ferry Road
Hendersonville, TN 37075

PAN 21

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
263A05/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96765

IDENTIFICATION REFERENCE

MAY 1 12 27 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243205