File 44

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

The actual consideration or value, whichever is greater, for this transfer is $ No Monetary Consideration.

BOOK 6858 PAGE 975

Affiant

Subscribed and sworn to before me, this 15th day of May, 1986.

Notary Public

My Commission expires: 10-19-86

| Address new owners as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Thomas J. Baltz<br>428 Owendale Drive<br>Nashville, TN | Capitol Mortgage Corp.<br>1100 Kermit Drive, Suite 206<br>Nashville, TN 37217 | 04D 12736<br>087-09-0-006 |

## QUITCLAIM DEED

**KNOW ALL MEN** by these presents that DENNIS L. BALTZ, SR. AND WIFE, MARIE BALTZ, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do transfer and convey unto THOMAS J. BALTZ, his heirs and assigns, a 22.5% undivided interest, or one-half of the 45% interest which we own, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Section 7 Valley Grove, of record in Book 5800, page 246, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 104 fronts 61.79 feet on the northwesterly margin of Valley Grove Drive and extends back 121.57 feet on the westerly line and 132.11 feet on the easterly line to a dead line in the rear, measuring 81.29 feet thereon.
>
> Being the same property conveyed to Michael J. DeNamur and wife, Rita T. DeNamur, a 55% undivided interest, and Tenna Ltd., a 45% undivided interest by deed from Federal Home Builders, Inc., of record in Book, 6599, page 681, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 6793, page 537, Register's Office for said County, Tenna Ltd., a partnership, conveyed its 45% interest in subject property to Dennis L. Baltz, Sr.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.



01450
IDENTIFI REFERENCE
MAY 16 11 24 AM '86
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

**WITNESS** my hand this 13 day of May, 1986.

Dennis L. Baltz Sr.
Dennis L. Baltz, Sr.

Marie Baltz
Marie 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 Dennis L. Baltz, Sr. and wife, Marie 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 13 day of May, 1986.

Shirley Mitchell
Notary Public

My Commission Expires:

September 12, 1989