This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
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 $10,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of June, 1986.

Notary Public

My Commission expires: 5-20-87

0921 12 IDENTIFICATION REFERENCE JUN 11 8 41 AM '86 FELIX Z. HILL REGISTER DAVIDSON COUNTY, TN

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Charter Development Company 2500 Nolensville Rd Nashville, Tn. 37212	SAME	Part of Map 106-03 Map 023 02DA 60605

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, ROBERT J. BALTZ, JR.; FRANK J. BALTZ; DENNIS L. BALTZ; JACK P. BALTZ; AND DOUGLAS MARTIN BALTZ, JR. AND RICHARD PHILIP BALTZ, EXECUTORS, FOR PURPOSES OF SALE UNDER THE WILL OF DOUGLAS M. BALTZ, SR., DECEASED, OF RECORD IN WILL BOOK 147, PAGE 531, PROBATE COURT CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS TO A ONE-HALF UNDIVIDED INTEREST; AND PATRICK J. McREDMOND AND LOUIS A. McREDMOND, AS TO THE REMAINING ONE-HALF UNDIVIDED INTEREST, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHARTER DEVELOPMENT COMPANY, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A, attached hereto.

This conveyance is made subject to 1986 taxes which will be prorated to the date of closing.

This is ( ) improved property, known as: _____
(X) 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 Grantee, its successors 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 successors 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 4 day of June, 1986.

Robert J. Baltz, Jr.

Frank J. Baltz

Dennis L. Baltz

Jack P. Baltz

ESTATE OF DOUGLAS M. BALTZ, JR.

By: Douglas M. Baltz Jr. Co-executor
Douglas Martin Baltz, Jr., Co-Executor

By: Richard Philip Baltz Co-executor
Richard Philip Baltz, Co-Executor

Patrick J. McRedmond
Patrick J. McRedmond

Louis A. McRedmond
Louis A. McRedmond

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., 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 4 day of JUNE, 1986.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 9, 1989

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 11 day of June, 1986.

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES
SEPTEMBER 9, 1989

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 4 day of June, 1986.

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES
SEPTEMBER 9, 1989

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 JACK 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 4 day of June, 1986.

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES
SEPTEMBER 9, 1989

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 MARTIN BALTZ, JR., Co-Executor of the Estate of Douglas Martin Baltz, Sr., 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 4 day of June, 1986.

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES
SEPTEMBER 9, 1989

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 PHILIP 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 4 day of JUNE, 1986.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
SEPTEMBER 9, 1989

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 PATRICK J. McREDMOND, 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 4 day of JUNE, 1986.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
SEPTEMBER 9, 1989

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 LOUIS A. McREDMOND, 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 4th day of JUNE, 1986.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
SEPTEMBER 9, 1989

EXHIBIT A

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot 6 on the Plan of the Edward Trabue Lands, as of record in Minute Book I, page 190, of the United States Circuit Court at Nashville, Tennessee, and being a 0.041 triangular shaped parcel described according to a survey of Ragan-Smith-Murphy & Associates, September 4, 1985, revised May 21, 1986, Job No. 85-105, as follows:

BEGINNING at a point in the west right-of-way of Spence Lane approximately 100± feet south of the center line of Elm Hill Pike and being the corner of the Jamie H. Lewis; thence, south with the right-of-way of Spence Lane following a curve to the left having a radius of 7° 53' 07" a radius of 581.24 feet a tangent of 40.06 feet a chord of 79.93 feet, a chord bearing of South 14° 13' 42" East, a length of 79.99 feet to a point; thence, leaving the right-of-way South 88° 01' 46" West 48.04 feet to a corner of the Jamie H. Lewis tract; thence, North 19° 43' 07" East 84.06 feet with the Lewis east property line to the right-of-way of Spence Lane and being the point of beginning, containing 1,803 square feet or 0.041 acre.

Being part of the same property conveyed to Robert J. Baltz, Jr., D. Martin Baltz, Frank J. Baltz, Dennis L. Baltz, and Jack P. Baltz as to a one-half undivided interest and in Patrick J. McRedmond and Louis A. McRedmond, as to the remaining one-half undivided interest by deed from R. O. Rollins, Sr. and wife, Georgia A. Rollins, of record in Book 4241, page 719, Register's Office for Davidson County, Tennessee; the said D. Martin Baltz having since died and his will of record in Will Book 147, page 531, Probate Court Clerk's Office for Davidson County, Tennessee, directs that Douglas Martin Baltz, Jr. and Richard Philip Baltz, as Executors, to execute any instruments for purposes of sale.

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

RECEIVED OF _____

FOR _____

BOOK 6883 PAGE 284

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

10000.00- CAMT.
26.00 CSTAX
.50 PRFE
15.00 WDE D
CHECK 41.50-
3995A06/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0921.2

IDENTIFICATION REFERENCE

JUN 11 8 43 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 257604