File 30

BOOK 6969 PAGE 403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 165000.00

Subscribed and sworn to before me, this the 11 day of August 19 86

Affiant

My commission expires: 1-10-89 (Affix Seal)

Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Eric Fenichel | ZEITLIN FINANCIAL SERVICES, INC. |
| 105 Blackburn Avenue | 4301 Hillsboro Road Suite 200 |
| STREET ADDRESS<br>Nashville, Tennessee 37205 | STREET ADDRESS<br>Nashville, Tennessee 37215 |
| CITY STATE ZIP | CITY STATE ZIP |
| MAP & PARCEL NO. 130-01-0 188.00 | |

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, Howard L. Baltimore and wife, Anita W. Baltimore

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Eric Fenichel and M. Clayton Dixon, as joint tenants with the right of survivorship

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 the same property conveyed to Howard L. Baltimore and wife, Anita W. Baltimore by deed recorded in Book 5589 at page 416, Register`s Office for Davidson County, Tennessee.

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

Land in Davidson County, Tennessee, being parts of Lots Nos. 103, 104, and 107 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, Register's Office for said County, and described according to a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, April 22, 1952, as follows:

Beginning at an iron pin in the northeasterly margin of Blackburn Avenue, 95 feet southeast from the corner of Lots Nos. 107 and 109; thence northeasterly 124.8 feet to an iron pin in the line of Lot 105, 15 feet northerly from the common corner of Lots Nos. 104 and 105; thence with the line between Lots Nos. 105 and 107 southerly 15 feet to a point, the common corner of Lots Nos. 104 and 105; thence with the line between said Lots Nos. 104 and 105 easterly 21.3 feet to an iron pin; thence southeasterly 140.8 feet to an iron pin in the southerly line of Lot 103; thence with the line of Lots Nos. 103 and 107, and along the line of Lot No. 102, southwesterly 74 feet to an iron pin in the margin of Blackburn Avenue, at the common corner of Lots Nos. 102 and 107; thence with the margin of Blackburn Avenue northwesterly 121 feet to the beginning.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 105 Blackburn Avenue, Nashville, Tennessee 37205

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 our hand S this 11 day of August 19 86

Howard L. Baltimore

By Ray Sweatt attyin fact

Anita W. Baltimore

By Ray Sweatt attyin fact

State of Tennessee
County of _____

BOOK 6969 PAGE 404

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

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

3871 8

IDENTIFICATION REFERENCE

SEP 4 2 43 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of August, 1986, before me personally appeared Ray Pruitt, to me known or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Howard L. Baltimore and wife, Anita W. Baltimore, acknowledged that he executed the same as the free act and deed of said Howard L. Baltimore and wife, Anita W. Baltimore.

Witness my hand and official Seal.
My Commission Expires:

1-10-89

Notary Public

KENNETH C. [illegible]
NOTARY PUBLIC
DAVIDSON COUNTY

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

RECEIVED OF _____

FOR _____

BOOK 6969 PAGE 405

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| 8-33A09/04/86 | CO | 165000.00 | 462.00 | |
| | CAMT. | | .60 | |
| | CSTAX | | 6.00 | |
| | PRFEE | | | |
| | WDEED | | | |
| | CHECK BAL | | | 468.60 |
| | | | | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3871 8

IDENTIFICATION REFERENCE

SEP 4 2 43 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 291033