Fld 14

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William L. Vallett (NAME)	William L. Vallett (NAME)	95-14-118
100 Kennett Road (STREET ADDRESS OR ROUTE NUMBER)	100 Kennett Road (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP CODE)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7324 PAGE 116

For and in consideration of the sum of Seven hundred seventy-five thousand ($775,000) DOLLARS

the receipt of which is hereby acknowledged, we, Thomas E. Baldridge and wife, Martha M. Baldridge

have bargained and sold, and by these presents do transfer and convey unto the said William L. Vallett

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being a parcel of land in the 3rd Civil District, Nashville, Davidson County, Tennessee, bounded on the north by Elm Hill Pike and on the west by R. L. Polk and Company, Book 4060, Page 109, more particularly described as follows:

Beginning at a concrete monument in the southerly right-of-way of Elm Hill Pike, 340 feet easterly from the centerline of Acorn Drive; thence, with said right-of-way, N 81 degrees 48' E, 172.57 feet to a concrete monument; thence leaving Elm Hill Pike, S 20 degrees 49' E, 498.53 feet to a point; thence N 87 degrees 47' W, 206.44 feet to a point; thence, S 77 degrees 33' W, 78.64 feet to a concrete monument, the southeast corner of R. L. Polk and Company; thence, with Polk's easterly line, N 8 degrees 12' W 455.00 feet to the point of beginning, containing 2.43 acres, more or less.

Being the same property conveyed to Thomas E. Baldridge by Quitclaim Deed from Martha M. Baldridge as of record in Book 5320, Page 864, Register's Office for Davidson County, Tennessee.

Subject to easements and restrictions of record and Lease dated March 10, 1973, by and between Thomas E. Baldridge, et ux, Lessor, and Sports Industries of America, Inc., Lessee, as amended by Lease Amendment dated August 2, 1977 and further amended by letter dated November 28, 1984. (Said Lease and the amendments thereto are not of record.)

Taxes for 1987 are a lien and are hereby assumed by grantee.

unimproved ( )
This is improved (X) property, known as 2005 Elm Hill Pike (House Number) (Street)
Nashville, TN 37210
(P. O. Address) (City or Town) (Zip Code)

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, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 11th day of August, 19 87.

x Martha M Baldridge
x Thomas E Baldridge

Susan Swanson
Pamela L Kreiche

BOOK 7324 PAGE 117

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Kathleen A. Thurman, a Notary Public in and for said County and State, the within named Thomas E. Baldridge and wife, Martha M. Baldridge

the bargainor S, 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, TN, this 12 day of August, 1987.

My commission expires Sept 9, 1989 Notary Public Kathleen A Thurman

STATE OF Michigan
COUNTY OF GRAND TRAVERSE

Personally appeared before me, Kathryn R. Hanna, a Notary Public in and for sa County and State, the within named Martha M. Baldridge

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfacto evidence, and who acknowledged that _____ executed the within instrument for t purposes therein contained.

Witness my hand and official seal at Empire National Bank, this 11th day August, 1987.

My commission expires 11-24-1990 Notary Public Kathryn R Hanna

Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 775,000
This is equal to or greater than the property would bring at a fair and voluntary sale.

Thomas E Baldridge

Sworn to and subscribed before me
this 12th day of August, 1987.

My commission expires _____ Notary Public W. L. Williams
Dep. Reg

This instrument was prepared by:

E. M. Haywood, Atty.	205 Reidhurst Avenue, Nashville, TN 37203
Name	Address

WARRANTY DEED

FROM Thomas E. Baldridge et ux

TO William L. Vallett

IDENTIFICATION REFERENCE

55340

Aug 12 2 26 PM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7324 PAGE 118

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55340

IDENTIFI REFERENCE

AUG 12 2 26 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 04900