[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[Thomas G. Baltz et ux.	National Mortgage Company	Map and Parcel
[1403 Clarke Street	ATTN: Tax Department	053-03-0-246
[Old Hickory, TN 37138	4041 Knight Arnold Road	
[	Memphis, TN 38118	

[This instrument prepared by: Cindy S. Smith, Attorney at Law,
[2525 Lebanon Road, Nashville, Tennessee 37214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknovledged, Northside Associates, Inc., a Tennessee limited partnership, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Thomas G. Baltz and wife, Harriet A. Baltz, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Being Lot No. 196 on the Plan of Village of Old Hickory, Section "B" of record in Plat Book 1424, Page 67, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Northside Associates, Ltd., a Tennessee limited partnership, by deed from Lacy G. Clifford and wife, Patricia F. Clifford, of record in Book 7687, Page 964, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1403 Clarke Street, Old Hickory, Tennessee 37138.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Book 1424, Page 67, said Register's Office and all matters therein; (2) Tax Lien for 1989 County Property Taxes such taxes having been prorated and the payment thereof assumed by Grantees; (3) Restrictive Covenants of record in Book 2744, Page 573, said Register's Office; (4) Any and all zoning regulations, building restrictions, setback lines, easements and rights-of-way for public utilities of record.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $57,700.00.
[
[Affiant
[Subscribed and sworn to before me this 17th day of April, 1989.
[
[Notary Public
[My Commission Expires 11/2/90

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17th day of April, 1989.

Northside Associates, Ltd.
By: L. H. Hardaway
L. H. Hardaway, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, L. H. Hardaway, Jr., with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged himself to be a partner of Northside Associates, Ltd., the within named bargainor, a Tennessee limited partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 1989.

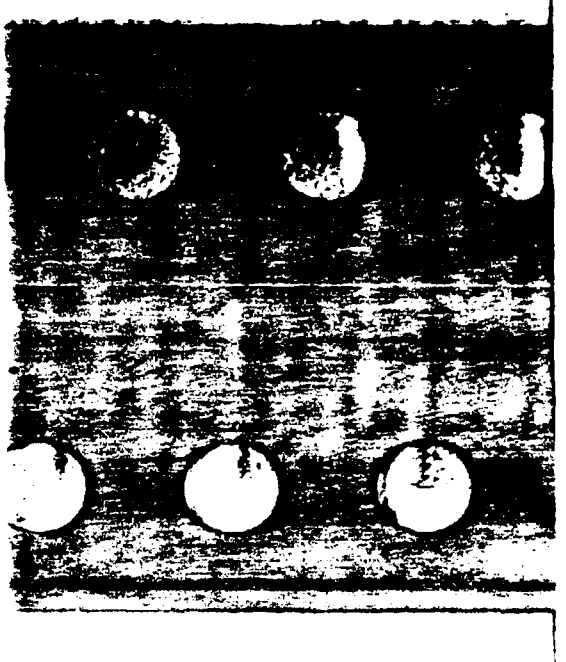
NOTARY PUBLIC AT LARGE
DOROTHY BLEVINS
STATE OF TENNESSEE

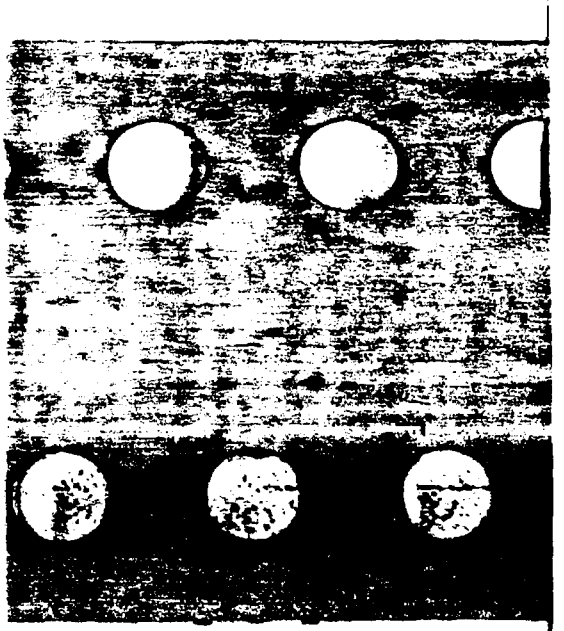
Dorothy Blevins
Notary Public
My Commission Expires: 5/12/92

25798

APR 18 12 06 PM '89

6836 04/18 0101 03CHECK 196.91





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7819 PAGE 421

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

CAMT 57700.00
CON TX 190.41
PRFEE 0.50
WDEED 6.00
TOTAL 196.91
CHECK 196-91

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/18/89 01 12:07 0001 6836

25798

IDENTIFICATION REFERENCE

APR 18 12 06 PM '89

FELIX Z. WILSON, II
REGISTER

No. 201212