| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| BETTYE L. BALTZ | | |
| 208 Foxwood Lane | S A M E | Map 81-6 |
| Nashville, TN 37210 | | Parcel 380 |
| | | |
| | | |
| | | |

This instrument prepared by: Robert J. Notestine, III,
Attorney, 104 Woodmont Blvd., Suite 501, Nashville, TN 37205
Prepared from information furnished by the parties hereto.

Mail

# Q U I T C L A I M  D E E D

For and in consideration of love and affection (and no monetary consideration), I, Robert Joseph Baltz, (Grantor) by these presents do hereby Quitclaim, grant, and convey all of my right, title and interest in the real property described hereinbelow unto Bettye L. Baltz, (Grantee) her successors and assigns, the following described tract of land in Davidson County, State of Tennessee, to wit:

> Land in the Eighth (formerly Thirteenth) Civil District of Davidson County, Tennessee, described according to a survey of Gregory Underwood, Registered Land Surveyor, Tennessee No. 1299, dated February 21, 1988, as amended February 24, 1988, as follows:
>
> Beginning at a p.k. nail marking the intersection of the southerly right-of-way of Clarksville Pike and the easterly right-of-way of 23rd Avenue N.; thence with the southerly right-of-way of Clarksville Pike, South 56 degrees 37' 59" East 217.04 feet to the center of Bond Street (now closed) Metro Bill No. 086-1489; thence with the center of Bond Street South 03 degrees 03' 38" East 448.25 feet to a p.k. nail marking the intersection of the center of Bond Street and the northerly right-of-way of Seifried Street; thence along the northerly right-of-way of Seifried Street, South 89 degrees 18' 49" West passing an iron pin at 25.02 feet a total distance of 224.24 feet to an iron pin at the northeast corner of Seifried Street and 23rd Avenue N.; thence with the easterly right-of-way of 23rd Avenue North, North 01 degrees 54' 48" East 570.00 feet to the point of beginning, containing 2.36 acres. Also being shown on the plat of W. B. Streets Addition of record in Book 161, Page 97, Register's Office of Davidson County, Tennessee.
>
> TRIANGLE TRACT:
>
> There is included in the above described real property but hereby EXCLUDED as to a General Warranty but not as to Quitclaim by the within grantors, a triangular tract of land in the northwest corner which was formerly a portion of McDaniel Street where it meets the easterly margin of 23rd Avenue North (formerly Bosley Avenue) and described as follows according to the survey of Gregory Underwood, Tennessee Surveyor No. 1299, dated February 21, 1988, as amended February 24, 1988, as follows: A triangular tract in the northwest corner of a 2.36 acre tract bound on the west by the easterly margin of 23rd Avenue North with a length of 47.50 feet and a call of North 01 degrees 54' 48" East, bound on

the North by the southerly margin of Clarksville Highway South 56 degrees 37' 59" East a length of 91.50 feet; bound on the south by the old southerly margin of McDaniel Street and the most westerly portion of the north line of the Baltz property as shown on the W. B. Streets Plan of part of the Nichol land in Plan Book 161, Page 97, Register's Office of Davidson County, Tennessee, having a distance of 78.05 feet.

Being the same property title to which was vested in John P. Baltz, Jr., Edward C. Baltz, William F. Baltz, Robert Joseph Baltz, and Mary Teresa Baltz, now Luckett, as devisees under the will of John Phillip Baltz, deceased, in Will Book 86, Page 283, County Court Clerk's Office for Davidson County, Tennessee, and as the sole surviving heirs at law of Mrs. Annetta R. Baltz, new deceased, who derived her source of title as shown above together with a 1/5th interest as the surviving tenant by the entirety of her deceased husband, John Phillip Baltz, by deed from Henry J. Baltz and wife, Gertrude E. Baltz, in Deed Book 1361, Page 420, Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $ 0.00
[
[ Affiant
[Subscribed and sworn to before me this
[ 7th day of February, 1990.
[
[
[ Notary Public
[ My Commission Expires May 13, 1990
[

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of February, 1990.

ROBERT JOSEPH 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 Robert Joseph 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 7th day of February, 1990.

Notary Public

My Commission Expires: May 17, 1990

3072 02/15 0101 03CHECK 9.00

04034

IDENTIF. REFERENCE

Feb 15 9 06 AM '90