44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

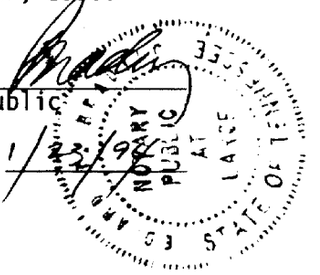
The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

R J Kleiser
Affiant

Subscribed and sworn to before me, this 9th day of October, 1990.

Edward J. Martin
Notary Public

My Commission Expires: 1/23/94



This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Robert J. Kleiser c/o Photocopy Supply Co., Inc. P. O. Box 100010 Nashville, TN 37224	Same	106-03-034 106-03-023 106-07-059

BOOK 8214 PAGE 569

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert J. Baltz, Jr., Frank J. Baltz, Dennis L. Baltz, Sr., John P. Baltz, Sr., Douglas M. Baltz, Jr.**, as Co-Executor of the Estates of D. Martin Baltz, Sr. and Reba C. Baltz, and **Richard P. Baltz**, as Co-Executor of the Estates of D. Martin Baltz, Sr. and Reba C. Baltz, **Louis A. McRedmond** and **Patrick J. McRedmond**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert J. Kleiser** and **William J. Core**, as tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Spence Lane Park, of record in Book 7900, page 208, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Robert J. Baltz, Jr., Douglas 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 deeds from F. L. Irwin and wife, Catherine O. Irwin of record in Book 3032, page 86, Register's Office for said County; by deed from R. O. Rollins, Sr. and wife, Georgia A. Rollins, of record in Book 4241, page 719, Register's Office for said County; and by deed from Jamie Harding Lewis, Annie B. Harding Anthony and Joseph Harding of

record in Book 5728, page 399, all in the Register's Office for Davidson County, Tennessee; the said Douglas 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.

This is unimproved property.

This conveyance is made subject to:

1. Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4008, page 212, Register's Office for said County.

2. Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3702, page 120, Register's Office for said County.

3. Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3703, page 164, Register's Office for said County.

4. Matters shown on the Plan of record in Book 7900, page 208, Register's Office for said County.

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, theirs heirs 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.

Subject property is not the principal place of residence of Grantors, Grantors' spouses or any minor children of the Grantors.

WITNESS our hands this 9th day of October, 1990.

Robert J. Baltz, Jr.

Frank J. Baltz

Dennis L. Baltz, Sr.

John P. Baltz, Sr.

Douglas M. Baltz, Jr., as Co-Executor
of the Estates of D. Martin Baltz, Sr.
and Reba C. Baltz

Richard P. Baltz, as Co-Executor
of the Estates of D. Martin Baltz, Sr.
and Reba C. Baltz

Louis A. McRedmond

Patrick J. McRedmond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert J. Baltz, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 1990.

Julia C. Hunt
Notary Public

My Commission Expires: 9-25-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank J. Baltz, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 1990.

Julia C. Hunt
Notary Public

My Commission Expires: 9-25-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis L. Baltz, Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 1990.

Julia C. Hunt
Notary Public

My Commission Expires: 9-25-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John P. Baltz, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 1990.

Julia C. Hunt
Notary Public

My Commission Expires: 9-25-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas M. Baltz, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Co-Executor of the Estates of D. Martin Baltz, Sr. and Reba C. Baltz and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this the 3rd day of October, 1990.

Julia C. Hunt
Notary Public

My Commission Expires: 9-25-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard P. Baltz, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Co-Executor of the Estates of D. Martin Baltz, Sr. and Reba C. Baltz and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this the 4th day of October, 1990.

Julia C. Hunt
Notary Public

My Commission Expires: 9-25-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louis A. McRedmond, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 1990.

Julia C. Hunt
Notary Public

My Commission Expires: 9-25-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick J. McRedmond, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of Oct, 1990.

Shirley Mitchell
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
SEPTEMBER 9, 1993

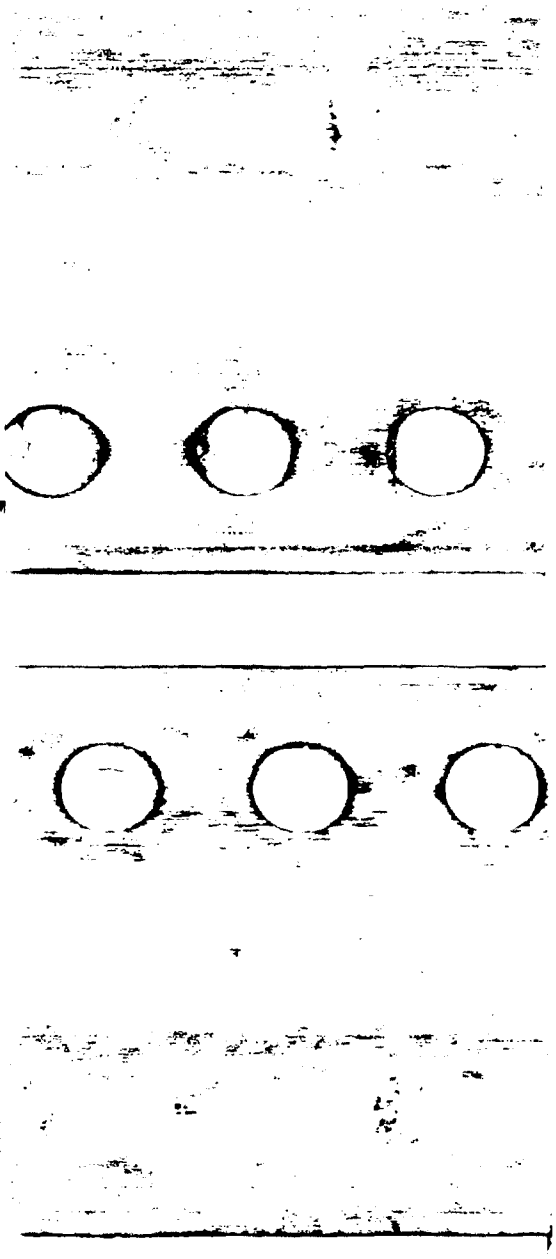
63853

IDENTIF. TREFERENCE

OCT 10 10 27 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

8944 10/10 0101 03CHECK 362.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8214 PAGE 574

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
105000.00
CON TX 346.50
PRFEE 1.00
WDEED 15.00
TOTAL 362.50
CHECK 362.50

10/10/90 01 10:29 0001 8944
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63853

IDENTIF. TREFERENCE

OCT 10 10 27 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 363205