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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00

June M. Baldini
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 1992.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES: March 25, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
June M. Baldini (NAME)	Decatur Federal Savings & Loan (NAME)	MAP 87
6157 New Hope Road (STREET ADDRESS OR ROUTE NUMBER)	250 East Ponce de Leon Avenue (STREET ADDRESS)	PARCEL 127
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Decatur, GA 30030 (CITY) (STATE) (ZIP)	4D-16617

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Harold M. Hiza and wife, Judith K. Hiza

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO June M. Baldini and Angela T. Baldini, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND lying and being in the 4th Civil District of Davidson County, Tennessee, and being described according to a mortgage loan inspection prepared by John Kohl & Company, TN License #100, dated April 10, 1992:

BEGINNING at an iron pin in the easterly right of way of New Hope Road, said pin being located 1390 feet, more or less, from the center line of Central Pike as measured in a northerly direction along the easterly margin of the right of way of New Hope Road; thence S 87 deg. 36 mins. E 257.95 feet to an iron pin; thence N 47 deg. 01 mins. 25 secs. E 301.42 feet to an iron pin; thence S 85 deg. 10 mins. E 197.54 feet to an iron pin; thence N 86 deg. 57 mins. E 128.80 feet to an iron pin; thence S 58 deg. 08 mins. E 456.34 feet to an iron pin; thence S 5 deg. 52 mins. W 126.90 feet to a post; thence S 83 deg. 41 mins. E 408.73 feet to a post; thence N 5 deg. 40 mins. E 415.00 feet to a 12 inch cedar tree; thence N 5 deg. 09 mins. E 852.51 feet to an iron pin; thence S 86 deg. 20mins. E 284.76 feet to a post; thence N 5 deg. 00 mins. E 908.65 feet to a post; thence N 86 deg. 20 mins. W 492.53 feet to an iron pin set by post; thence south 10 deg. 44 mins. W 1092.70 feet to an iron pin; thence S 20 deg. 06 mins. W 607.49 feet to an iron pin set by post; thence N 60 deg. 46 mins. W 232.41 feet to an iron pin; thence S 33 deg. 07 mins. W 221.98 feet to an iron pin; thence S 86 deg. 57 mins. W 162.13 feet to existing iron pipe; thence N 85 deg. 10 mins. W 215.30 feet to an iron pin; thence S 47 deg. 01 mins. 25 secs. W 302.29 feet to an iron pin; thence N 87 deg. 36 mins. W 238.36 feet to an iron pin in the easterly margin of New Hope Road; thence S 1 deg. 49 mins. W along said easterly margin of New Hope Road 50.00 feet to the point of beginning.

This is unimproved {x} improved { } property, known as 6157 New Hope Road, Hermitage, TN 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hand s this 13th day of April, 1992

Harold M. Hiza

Judith K. Hiza

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Harold M. Hiza and wife, Judith K. Hiza

(or proved to me on the basis of satisfactory evidence)

the bargainor S with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of April 19 92

Commission expires March 25, 1995

Ollie Mai Parsley
Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted* and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Harold M. Hiza and wife, Judith K. Hiza

TO June M. Baldini and Angela T. Baldini

2235 04/21 0101 03CHECK 562.00

Return to:
PRIORITY ESCROW SERVICES INC.
31 Century Boulevard
Suite 110
Nashville, TN 37214

CONTINUATION PAGE FOR WARRANTY DEED

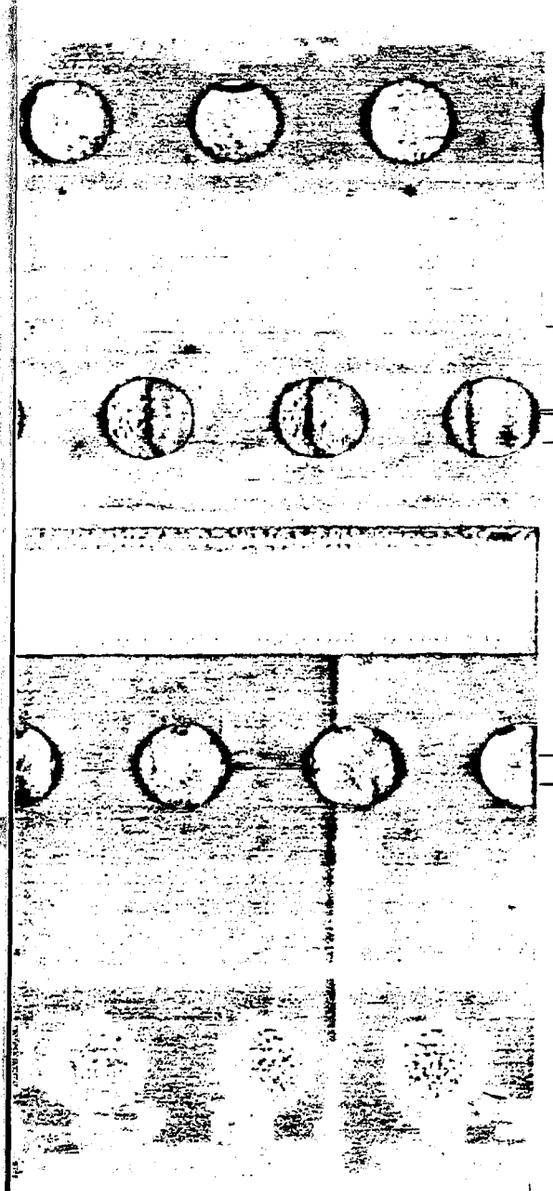
BEING part of the same property conveyed to Harold M. Hiza and wife, Judith K. Hiza by deed from James A. Boutwell and wife, Vadean R. Boutwell of record in Book 5968, page 727, said Register's Office and by Quitclaim deed of record in Book 7605 page 757,759 Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to an easement for ingress and egress of record in Book 5052, page 201, said Register's Office.

IDENTIF. REFERENCE 03244

APR 21 8 03 AM '92
FELIX 2. WILSON REGISTER
DAVIDSON COUNTY

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



RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 6.00
TOTAL 562.00
CHECK 562.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/21/92 01 08:03 0001 2285

03244

IDENTIF. REFERENCE

APR 21 8 03 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 523063