Box 18 (cmc)

199764

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 8944 PAGE 715

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Northwest Congregation of Jehovah's Witnesses 1631 14th Avenue North Nashville, Tennessee 37208	Same	Part of Map 81-6 Parcel 483

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 of which is hereby acknowledged, John P. Baltz, Jr., an unmarried man, Edward C. Baltz, Mary Baltz Luckett, an unmarried woman, the said Mary Baltz Luckett being one in the same person as Mary Terese Baltz, and Betty L. Baltz ("Grantors") have bargained and sold, and by these presents transfer and convey unto the Northwest Congregation of Jehovah's Witness ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lot No. 2 as reflected on the Subdivision Plat of the J. P. Baltz Tract, of record in Plat Book 8250, page 185, Register's Office of Davidson County, Tennessee.

The source of this description is Plat Book 8250, page 185, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to John P. Baltz by deed dated April 27, 1936 from Joseph Baltz of record in Book 999, page 188, said Register's Office; the said John P. Baltz having since died leaving a Last will and Testament of record in Will Book 86, page 283, Davidson County Probate Court Clerk's Office, pursuant to which the property was devised to Edward C. Baltz, John P. Baltz, Jr., Mary Terese Baltz, the said Mary Terese Baltz being one in the same person as Mary Baltz Luckett, Robert J. Baltz and William F. Baltz; the said Robert J. Baltz having conveyed all of his right, title and interest in and to the property to his wife, Betty L. Baltz, by quitclaim deed of record in Deed Book 8046, page 211, said Register's Office; and the said William F. Baltz having since died, leaving a Last will and Testament of record in Will Book 177, page 4, said Probate Court Clerk's Office in which all of his right, title and interest in and to said property was devised to John P. Baltz, Jr. Robert J. Baltz and Robert Joseph Baltz are one in the same person. Rev. John P. Baltz and John P. Baltz, Jr. are one in the same person.

This is unimproved property known as the northeast corner of Seifred Street and 23rd Avenue North.

Said property is conveyed subject to the following matters:

1. Real property taxes for 1993, a lien but not yet due and payable;
2. Such matters as would be disclosed by an accurate survey of the property;
3. The plan of record in Book 8250, page 185, said Register's Office, shows a 10 foot easement for utilities and drainage along the easterly line and a 2.5 x 25 foot anchor easement located on the northwest corner of said lot; and
4. Easements retained in Metro Council Bill No. 086-1489.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully

seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

The Grantors hereby further represent and warrant that said land is not used by any of the Grantors as a residence.

WITNESS our hands this 7th day of May 1993.

Rev. John P. Baltz
John P. Baltz, Jr.

Edward C. Baltz
Edward C. Baltz

Mary Baltz Luckett
Mary Baltz Luckett, being one in the same person as Mary Terese Baltz

Betty L. Baltz
Betty L. Baltz

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, John P. Baltz, Jr., the within named 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, at office, this 29th day of April, 1993.

William T. Luckett
Notary Public

My Commission Expires:
9/24/94

BOOK 8944 PAGE 717

STATE OF Ohio)
)
COUNTY OF Madison)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Edward C. Baltz, the within named 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, at office, this 27th day of April, 1993.

Diane Kent
Notary Public

My Commission Expires:
7-26-93

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Mary Baltz Luckett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of April, 1993.

William T. Luckett
Notary Public

My Commission Expires:
9/24/94

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Betty L. Baltz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of April, 1993.

William T. Ruckett
Notary Public

My Commission Expires:
9/24/94

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $45,000.00

Betty P. Baltz
Affiant

Sworn to and subscribed before me this 7th day of May, 1993.

William T. Ruckett
Notary Public

My Commission Expires:
9/24/94

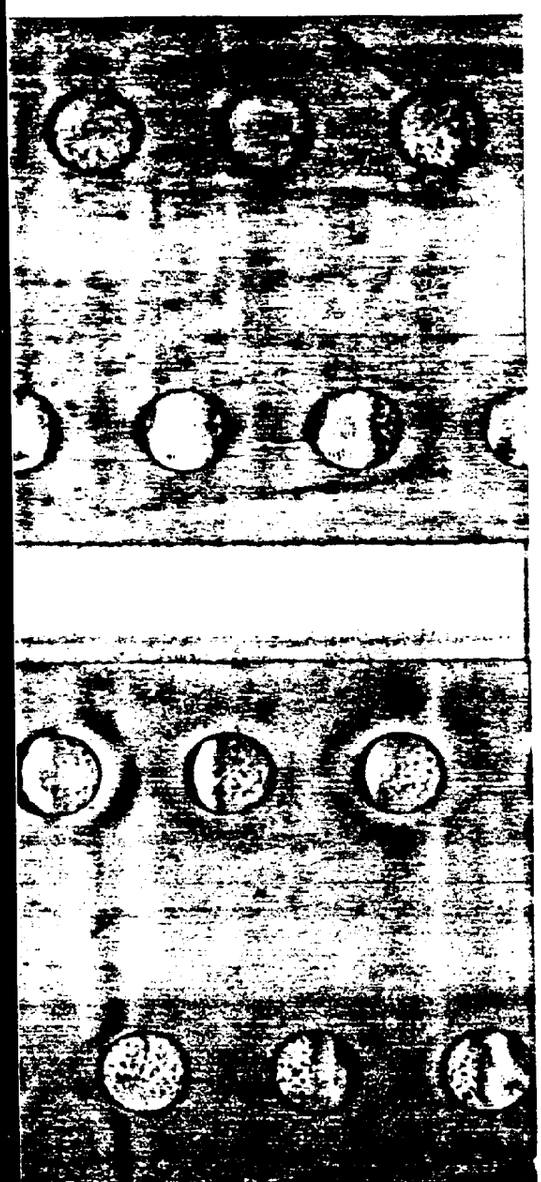
18405

IDENTIFICATION

MAY 11 11 21 AM '93

[illegible] Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1720 05/11 0101 03CHECK 183.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8944 PAGE 719

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 45000.00
				CON TX 166.50
				PRFEE 1.00
				WDEED 16.00
				TOTAL 183.50
				CHECK 183.50
			05/11/93 01	11:20 0001 1720

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18405

IDENTIFICATION REFERENCE

MAY 11 11 21 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 649819