Box 44

BOOK 9111 PAGE 771

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Dennis D. Stone
Affiant

Subscribed and sworn to before me, this 18th day of July, 1994.

Julia C. Hart
Notary Public

My Commission Expires: 7-26-97

This instrument prepared by:

Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

| Address new owner: | Send Tax Bills To: | Map/Parcel Number |
|---|---|---|
| Louis S. Hart and<br>Dennis D. Stone<br>No. 405<br>1515 Elm Hill Pike<br>Nashville, TN 37210 | SAME | 106-163<br>3DZ 86502 |

## 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 and sufficiency of which are hereby acknowledged, **BALTZ BROTHERS PACKING COMPANY**, a Tennessee corporation, debtor in possession, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **LOUIS S. HART and DENNIS D. STONE**, as joint tenants with the right of survivorship (and not as tenants in common), hereinafter called Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Baltz Brothers Packing Company Property, of record in Plat Book 7900, pages 369, 370 and 371, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Baltz Brothers Packing Company, a Tennessee corporation, by deed from Robert J. Baltz, Jr., and wife, Catherine H. Baltz, Frank Baltz and wife, Frances Ann Baltz, and Martin Baltz and wife, Reba Carmen Baltz, of record in Book 4004, page 111, Register's Office for Davidson County, Tennessee; and by deed from Robert J. Baltz, Jr., and wife Catherine H. Baltz, Frank J. Baltz and wife, Frances Ann Baltz, Douglas M. Baltz and wife, Reba Carmen Baltz, Dennis L. Baltz and wife, Marie Baltz, and John P. Baltz and wife, Joyce Baltz, of record in Book 4006, page 170, Register's Office for said County, and by quitclaim deed from Robert J. Baltz, of record in Book 8520, page 553, Register's Office for said

County, and by quitclaim deed from Frank J. Baltz, Dennis L. Baltz, John P. Baltz, Kathleen Agnes Garr, Anna Coleen Baltz Hanley, Douglas Martin Baltz, Jr., Sheila Jean Baltz Quirk, Phyllis Kay Baltz McGee, Richard Philip Baltz, Theresa Gail Baltz Petty and Wayne Matthew Baltz, of record in Book 8836, page 540, Register's Office for said County; and by quitclaim deed from Roberta Clara Osborne, of record in Book 9284, page 810, Register's Office for said County, and being part of old Elm Hill Pike closed, abandoned and vacated by Metropolitan Ordinance (Bill) No. 91-95, title to such part of said closed, abandoned and vacated old Elm Hill Pike having vested in Baltz Brothers Packing Company as adjoining landowner.

BOOK 9411 PAGE 772

This conveyance is made subject to:

1. 1994 taxes, a lien therefor but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters, including utilities, structures, easements and notes, shown on the Plan of Baltz Brothers Packing Company Property, of record in Plat Book 7900, pages 369, 370 and 371, Register's Office for Davidson County, Tennessee.

3. Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 9207, page 448, and in Book 9207, page 454, Register's Office for Davidson County, Tennessee.

4. Easements, including those utilities and drainage facilities, together with their appurtenances, retained in Metropolitan Ordinance (Bill) No. 91-95, which closed, abandoned and vacated part of old Elm Hill Pike, and the requirements set forth therein.

5. A portion of the subject property is located within the 100-year floodplain of Mill Creek.

**TO HAVE AND TO HOLD** said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that it 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 otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this 9 day of June, 1994.

**BALTZ BROTHERS PACKING COMPANY,**
debtor in possession

By: Dennis L. Baltz Sr
Dennis L. Baltz, Sr., President

94 JUL 19 PM 2:26
AMELIA A. KIRKLEY, REGISTER
DAVIDSON COUNTY, TN.

72594

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

3575 07/19 0101 03CHECK 212.50

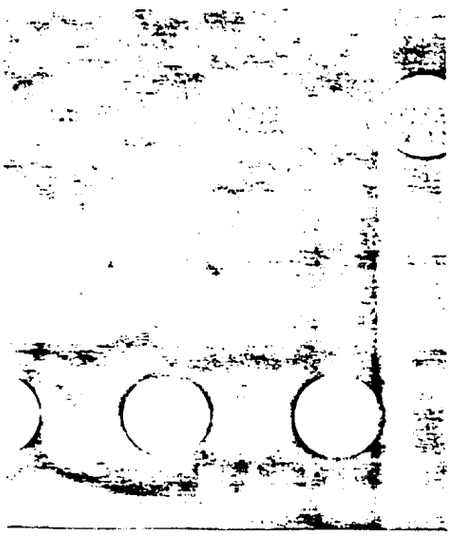
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis L. Baltz, Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

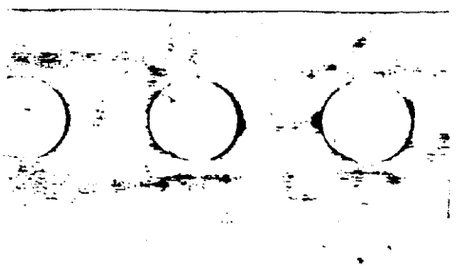
**WITNESS** my hand, at office, this 9th day of June, 1994.

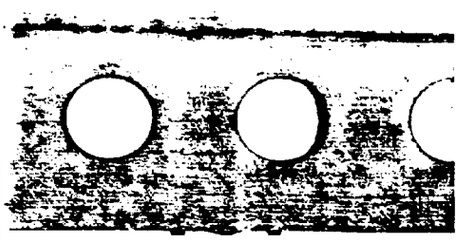
Notary Public

My Commission Expires: 5-7-96

0014698 01







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

RECEIVED OF _____

FOR _____

BOOK 9411 PAGE 773

| | | |
|---|---|---|
| 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 | 55000.00 |
| CON TX | 203.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 212.50 |
| CHECK | 212.50 |

07/19/94 01 14:26 0001 8575

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

72594
IDENTIFICATION REFERENCE

94 JUL 19 PM 2:26

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 815162