BOOK 9528 PG 322

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $42,000.00.

Joan W. Bruce
Affiant

Subscribed and sworn to before me, this 23rd day of November, 1994.

Linda P. Hunter
Notary Public

My Commission Expires: 5-23-95

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
Don C. Bruce and wife, Joan W. Bruce 175 Snug Harbor Drive Hendersonville, TN 37075	SAME	106-162 3DZ 86501

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 **DON C. BRUCE AND WIFE, JOAN W. BRUCE**, 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. 2 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.

This conveyance is made subject to:

1. All 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, including without limitation a 50 foot public utilities and drainage easement along the western side line of the property and a 25 foot public utility easement generally across the front of the property.

2. 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.

3. 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.

4. Water lines serving adjoining lots.

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 21 day of November, 1994.

BALTZ BROTHERS PACKING COMPANY,
debtor in possession

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

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, 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 21st day of November, 1994.

Phyllis Spencer
Notary Public

My Commission Expires: My Commission Expires Sept. 22, 1996

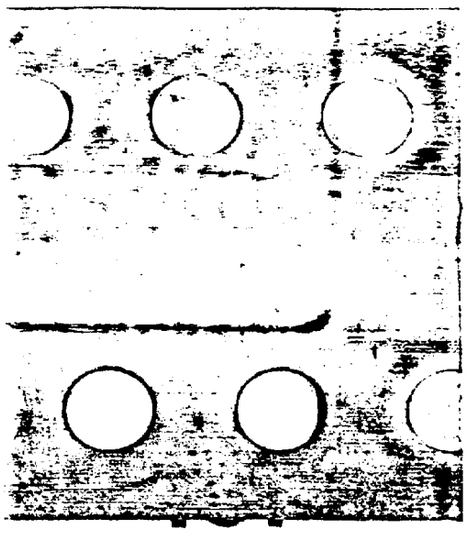
94 NOV 23 PM 2:

11459

IDENTIF. & REFERENCE

67823 11/23 0101 03CHECK 164.40





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

RECEIVED OF _____

FOR _____

BOOK 9528 PG 324

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 42000.00
				CON TX 155.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 164.40
				CHECK 164.40
11/23/94	01			14:07 0001 6763

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11459
IDENTIF. # REFERENCE

94 NOV 23 PM 2:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 856809