WARRANTY DEED

File 13747
File Box 9B
(First Title & Escrow)

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9999 PG 431

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BARBARA K. BREEN (NAME)	NEW OWNER (NAME)	Map 104-15
209 Mockingbird Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parce. 111
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 24W9795

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, OWEN JAY BALTUTH AND WIFE, KEEBLE CAROLAND BALTUTH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBARA K. BREEN AND JAMES R. NOLAN, both unmarried

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

Land in Davidson County, Tennessee, being the easterly part of Lot No. 23 on the Plan of Sunset Park Subdivision, as of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot No. 23 fronts 52.0 feet on the southerly side of Sunset Place, formerly Turner Avenue, and runs back 160.5 feet on the easterly line and 160.5 feet, more or less, on the westerly line to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Owen Jay Baltuth and wife, Keeble Caroland Baltuth by deed from William Terry Starkey, Jr. and wife, Sharon O. Starkey of record in Book 5789, page 400, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 332, page 132, said Register's Office.

IDENTIF. A REFERENCE

96 APR -2 AM 10:31

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5168 04/02 0101 03CHECK 388.25

011911

unimproved ( )
This is improved (XX) property, known as 2521 Sunset Place, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of March, 19 96

Owen Jay Baltuth
OWEN JAY BALTUTH

Keeble Caroland Baltuth
KEEBLE CAROLAND BALTUTH

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9999 PG 432

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OWEN JAY BALTUTH AND WIFE, KEEBLE CAROLAND BALTUTH with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of March, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

Barbara K. Breen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 1996

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

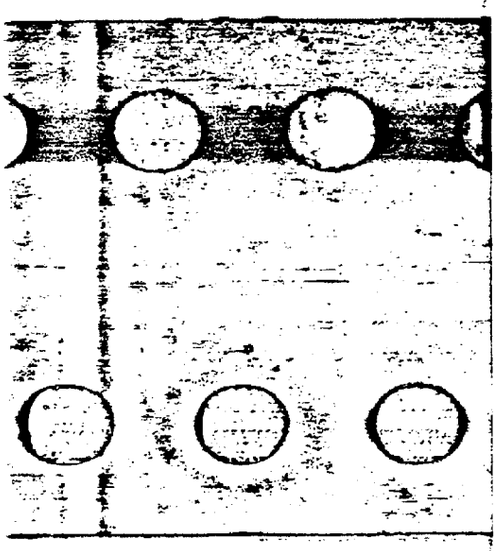
Notary Public

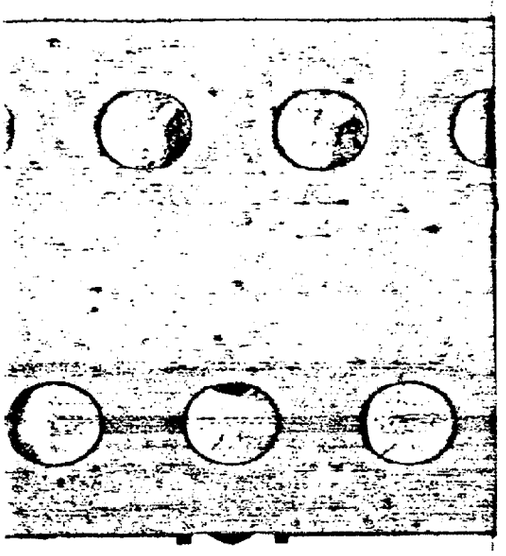
WARRANTY DEED

FROM OWEN JAY BALTUTH AND WIFE, KEEBLE CAROLAND BALTUTH

TO BARBARA K. BREEN AND JAMES R. NOLAN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

BOOK 9999 PG 433

RECEIVED OF _____

FOR _____

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	
				102500.00
			CON TX	379.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	388.25
			CHECK	388.25
04/02/96	01		10:33 0001	5168

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166411
IDENTIF. # REFERENCE

96 APR -2 AM 10:31
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1023169