BOX 19B
96-6-8A BOOK 10075 PG 826

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Louise Wyatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LOUISE WYATT (NAME)	LOUISE WYATT (NAME)	MAP 051-03
823 Brand Street (ADDRESS)	823 Brand Street (ADDRESS)	PARCEL 081
Mayfield, KY 42066 (CITY) (STATE) (ZIP)	Mayfield, KY 42066 (CITY) (STATE) (ZIP)	FB 11D-13820

FOR AND 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, ALFRED A. BALTZ, JR., A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOUISE WYATT, UNMARRIED

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 in Davidson County, Tennessee, being Lot No. 108 on the Plan of Pleasant Acres, Section II, as of record in Book 2133, Page 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Alfred A. Baltz, Jr., by Deed from Charlotte Crosslin, Executrix of the Estate of D. E. Pendleton, deceased, of record in Book 7053, Page 96, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 2204, Page 47, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

JENNIFER BALTZ, spouse of the above named Alfred A. Baltz, Jr., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved ( )
This is improved (X) property, known as 805 Chadwell, Madison, TN 37115
(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 my hand this 4th day of June 1996

Alfred A Baltz

ALFRED A. BALTZ, JR.

Jennifer Baltz

JENNIFER BALTZ

DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALFRED A. BALTZ, JR. AND WIFE, JENNIFER BALTZ

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 4th day of June, 1996.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized to do, execute 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 _____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

Notary Public

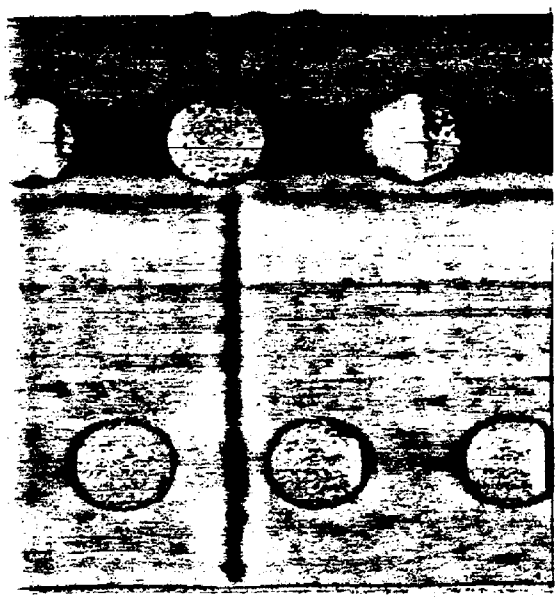
0189336
IDENTIF. # REFERENCE

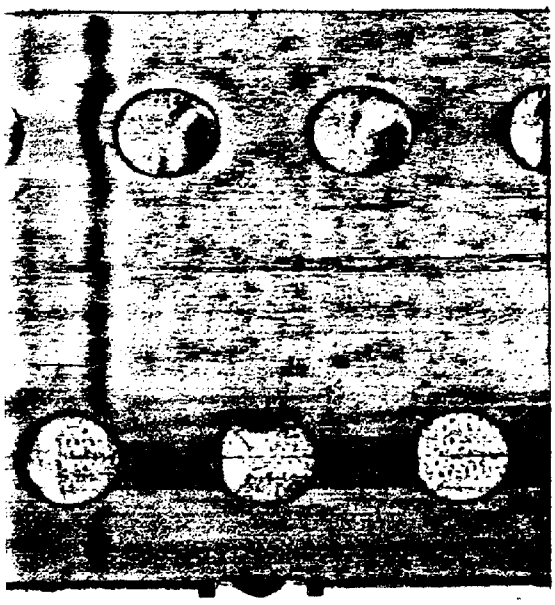
96 JUN -5 PM 1:05

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

DCTN01WC

7807 06/05 0101 03CHECK 312.40





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

RECEIVED OF _____

FOR _____

BOOK 10075 PG 828

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 82000.00
CON TX 303.40
PRFEE 1.00
WDEED 8.00
TOTAL 312.40
CHECK 312.40

06/05/96 01 13:07 0001 9807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189336
IDENTIF. ← REFERENCE

96 JUN -5 PM 1:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1047670