FILE BOX 3

BOOK 10369 PG 357

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
26th DAY OF February, 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
211 W. College Street, Murfreesboro, TN 37130 MARY FRANCES RUDY, ATTORNEY AT LAW 155 Franklin Rd., Suite 150, Brentwood, TN 37027
212 E. Main Street Suite 5, Hendersonville, TN 37075 1167 Vultee Boulevard, Nashville, TN 37217 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry M. Vaden (NAME)	same (NAME)	Map 106-0-40
P.O. Box 140456 (ADDRESS)	(ADDRESS)	Map 106-0-42
Nashville, Tn. 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Thomas J. Baltz and wife, Mary Ann L. Baltz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry M. Vaden and wife, Frances M. Vaden

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:

Three Tracts of land in the 3rd Civil District of Davidson County, Tennesee, more particularly described as follows:

TRACT I.- Beginning at a point in the center line of Elm Hill Road at the southeast corner of the old right-of way of the Lebanon Branch of the Nashville, Chattanooga & St. Louis Railroad, this being the same point of beginning in both the deed from Horace T. Hagan et ux to E. W. Cooper, Trustee, of record in Book 583, page 431, and the deed from Killis Jones to E. W. Cooper, Trustee, of record in Book 647, page 9, Register's office for said County; thence south 60 deg. east, bisecting a large elm tree near the west shore line of Mill Creek, 200 feet to the center line of said creek; thence in a northeasterly direction, with the meandering center line of said creek, 320 feet to a point in the center of Elm Hill Road; thence in a southwesterly direction with the center line of Elm Hill Road, 250 feet to the point of beginning, containing one and one-fourth acres, more or less.

TRACT II: Beginning at a point in the southwest corner of the above described Tract I; thence south 60 deg. east, with the southwest boundary of said (Noble) Tract, 200 feet to a point in the center of Mill Creek; thence with the meanders of the centerline of Mill Creek in a southwesterly direction 120 feet to a point; thence north 57 deg. west 220 feet to an iron pipe (driven into the ground alongside a cedar post), being in the southeast margin of the "Access Road" shown on the map on deed; thence north 35 deg. east with the margin of the "Access Road", 117 feet to the beginning, containing 6/10 of an acre more or less.

Improved (✓) Unimproved ( ) property, known as 1629 (House Number) Elm Hill Pike (Street) Nashville, TN. (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 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 our hand & this day of February 19 97

Thomas J. Baltz

x Mary Ann L. Baltz
Mary Ann L. Baltz

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Etowah

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas J. Baltz and wife, Mary Ann L. Baltz

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Attalla Alabama ~~Tennessee~~, this 14th day of February 1997

Commission expires 9/28/98

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 so 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 .

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

My commission expires

Notary Public

LEGAL DESCRIPTION CONTD.

TRACT III: Beginning at the northwest corner of Tract II above described; thence with the southerly margin of the "Access Road" shown on the Map drawn on a deed to the Sperrys, of record in Book 2140, page 372; south 40 deg. west 100 feet to a post and an iron pipe; thence south 57 deg. east 220 feet to the center of Mill Creek; thence northeasterly with the meanders of the center line of Mill Creek 100 feet; thence north 57 deg. west along the westerly line of the property conveyed by deed of record in Book 2140, page 372 (Tract II above), 220 feet to the point of beginning, containing one-half acres, more or less.

Grantee may remove improvements and perform site preparation on the premises including, among other things, grading and construction of roads, provided all is done solely on account of grantee and grantee holds grantor harmless against mechanics' and furnishers' liens therefrom.

This conveyance is subject to an Easement of record in Book 3277, page 463, Register's Office for said County.

This conveyance is subject to a Sanitary Sewers and/or Storm Drainage Easment of record in Book 3803, page 966, Register's Office for said County.

Being the same property conveyed to Thomas J. Baltz by deed from Mae K. Albritton, unmarried of record in Deed Book 5231, page 900, Register's Office for said County.

Mary Ann L. Baltz joins in this conveyance to convey any and all rights she may have in this property.

RETURN TO:
CUMBERLAND TITLE COMPANY

MARY FRANCES RUDY
ATTORNEY-AT-LAW

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 557 Sam Ridley Pkwy W, Ste A, Smyrna, Tennessee 37167
- ☒ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

BOOK 10369 PG 359

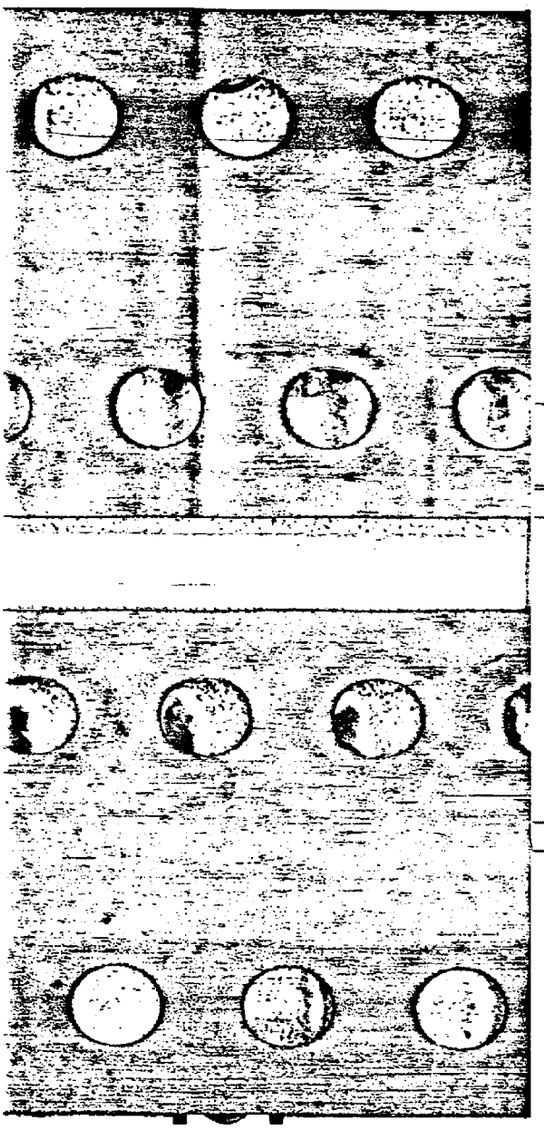
0278954

IDENTIF. & REFERENCE

97 MAR -5 AM 8:33

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

2737 03/05 0101 03CHECK 379.00



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

RECEIVED OF _____

FOR _____

BOOK 10369 PG 360

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 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00

03/05/97 01 08:34 0001 2737

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0278954
IDENTIF. # REFERENCE

97 MAR -5 AM 8:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1123127