WARRANTY DEED

BOOK 11297 PAGE 806

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

X Robert Baltz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January 19 99

KEVIN D MONTGOMERY NOTARY PUBLIC Exp. 11/27/1999 DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MAP

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Joseph Baltz, III	Mortgage Portfolio Services, Inc	MAP 162-2
(NAME)	(NAME)	
206 Tusculum Road	4144 North Central Pkwy, Ste 900	PARCEL 218
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75204	
(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, Malcolm H. McCarty, Jr. and wife, Laura J. McCarty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Joseph Baltz, III and wife, Clarissa Sullivan Baltz and Emmett R. Sullivan and wife, Sandra B. Sullivan

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. 2 on the Plan of Section 1, Colemont Heights, of record in Plat Book 4300, page 63, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Malcolm H. McCarty, Jr., unmarried and Laura J. Franklin, unmarried, as joint tenants with right of survivorship, not as tenants in common, by deed from Bruce W. Beyer, unmarried, of record in Book 8336, page 3, said Register's Office. Malcolm H. McCarty, Jr. and Laura J. Franklin have since married. Laura J. Franklin is now known as Laura J. McCarty.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4300, page 63, said Register's Office; and (c) restrictive covenants of record in Book 4445, page 174, said Register's Office.

unimproved ( )
This is improved (X) property, known as 206 Tusculum Road, Antioch, TN 37013
(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 our hand s this 13th day of January 19 99

X Malcolm H McCarty Jr.
Malcolm H. McCarty, Jr.

X Laura J. McCarty
Laura J. McCarty

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 Malcolm H. McCarty, Jr. and wife, Laura J. McCarty

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 Nashville, Tennessee, this 13th day of January, 1999.

Commission expires Exp. 11/27/1999

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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

0536925
IDENTIF. & REFERENCE
99 JAN 14 AM 11:26
DAVIDSON COUNTY, TN.
2916 01/14 0101 03CHECK 353.25
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11297 PAGE 808

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

CAMT 92500.00
CON TX 342.25
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 353.25
CHECK 353.25

01/14/99 01 11:24 0001 2916

0536925
IDENTIF. & REFERENCE

99 JAN 14 AM 11:26

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1412359