WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 115,600.00 .

Dorothy E. Cloyd
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 28th day of DECEMBER , 2000 A.D.

NOTARY PUBLIC
My Commission Expires: 3-27-04

Davidson County DEEDWARR
Recvd: 12/29/00 15:33 2pgs
Fees:11.00 Taxes:427.72

20001229-0127633

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file# 00120013

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Dorothy E. Cloyd 1403 Clarke Street Old Hickory, Tennessee 37138	New Owner	53 - 03 / 246.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Dorothy E. Cloyd, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **THOMAS G. BALTZ**, and wife, **HARRIET A. BALTZ**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

DOROTHY E. CLOYD, feme-sole, the GRANTEE herein, her heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Lot No. 196 on the Plan of Village of Old Hickory, Section "B" of record in Plat Book 1424, page 67, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas G. Baltz and wife, Harriet A. Baltz by deed from Northside Associates, Inc., a Tennessee limited partnership, dated April 17th 1989 and of record in Book 7819, page 419, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

*The herein described property is **subject to the following**:*

Restrictions of record in Book 2020, page 524; and Book 2447, page 151;
Easement for right-of-way in Book 626, page 556;
Easement for Telephone lines in Book 662, page 743,
all of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 1403 Clarke Street, Old Hickory, TN 37138.

Witness our hands this 28th day of DECEMBER , 2000 A.D.

Thomas G. Baltz

Harriet A. Baltz

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, *a Notary Public in and for said County and State, the within named* Thomas G. Baltz and Harriet A. Baltz *the bargainer(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* 28th *day of DECEMBER, 2000.*

Leroy J. Ellis IV
NOTARY PUBLIC

My Commission Expires: 3-27-04

DAVIDSON COUNTY, TN. NOTARY PUBLIC AT LARGE LEROY J. ELLIS IV MY COMMISSION EXPIRES MARCH 27, 2004

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WARRANTY DEED

From: ***Thomas G. Baltz and wife, Harriet A. Baltz***

To: ***Dorothy E. Cloyd feme sole***

Property:

1403 Clarke Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003