Davidson County DEEDWARR
Recvd: 05/15/02 15:15 21pgs
Fees:108.00 Taxes:283.05
20020515-0059853

**[ADDRESS NEW OWNER:]** **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

| | | |
|---|---|---|
| Universal Builders, L.L.C. | Same | 86-95.00 and 86-96.00 |
| 14623 Lebanon Road, Suite G | | |
| Old Hickory, TN 37138 | | 11056 26B |

**This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205**

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Wayne Mathew Baltz, Anna Coleen Baltz Hanley, Douglas Martin Baltz, Jr., Sheila Jean Baltz Quirk, Phyllis Kay Baltz McGee, Richard Phillip Baltz, Theresa Gail Baltz Petty, Frank J. Baltz, Dennis L. Baltz, Shirley Ann Baltz Mitchell, Thomas John Baltz, Robert John Baltz, III, Alice Jane Baltz Vann, Ruth Ellen Baltz Randolph, Josephine Clara Baltz Swift, Joyce Marie Mullins Baltrz, John Phillip Baltz, Jr., Jerome Thomas Baltz, JoAnne Baltz Herndon, Janice Marie Baltz Meacham, and Joseph Paul Baltz** (The "Grantors) have bargained and sold, and by these presents does transfer and convey unto **Universal Builders, L.L.C.**,(The "Grantee"), its successors and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in the 4th Civil District of Davidson County, Tennessee; the first tract is bounded as follows: On the North by Hagar, on the South by Evans, on the East by Evans, and on the West by Robertson, and being on the South side of Dry Fork of Stoner's Creek, containing 6 acres, more or less.**

**The second tract being also in the 4th Civil District of Davidson County, Tennessee, and described as follows: Being one half of a 6 acre tract conveyed to Dalles Evans and wife, Laura Evans, by deed of R. T. Gleaves and registered in Book 56, page 243, Register's Office for Davidson County, Tennessee, said one half herein being conveyed being the Eastern half of**

**said tract, beginning at a walnut stump, and said division line continuing in a straight line to a stone in the Northern end of said line.**

**Being the same property conveyed to Robert J. Baltz, Jr., Trustee for Douglas M. Baltz, Frank J. Baltz, Dennis L. Baltz, John P. Baltz and Robert J. Baltz, Jr. by deed from Annie Mae Ewin, of record in Deed Book 4168, page 273, said Register's Office.**

The said Douglas M. Baltz having since died devising said property to Anna Coleen Baltz Hanley, Douglas Martin Baltz, Jr., Sheila Jean Baltz Quirk, Phyllis Kay Baltz McGee, Richard Phillip Baltz, Theresa Gail Baltz Petty, and Wayne Mathew Baltz by Last Will and Testament, Probate #74841 filed in Will Book 147, page 531, Probate Court Clerks Office for Davidson County, Tennessee. .

The said Robert J. Baltz, Jr. having since died devising said property to Thomas John Baltz, Robert John Baltz, III, Shirley Ann Baltz Mitchell, Ruth Ellen Baltz Randolph, Alice June Baltz Vann and Josephine Clara Baltz Swift, by Last Will and Testament, Probate #99305 filed for record in Will Book 170, page 713, Probate Court Clerk's Office for Davidson County, Tennessee.

The said John P. Baltz having died intestate and being survived by his wife, Joyce Marie Mullins Baltz, and issue John Phillip Baltz, Jr., Jerome Thomas Baltz, JoAnne Baltz, Janice Marie Baltz, and Joseph Paul Baltz.

This description is the same as was used in the last deed of record.

Each of the Grantors herein represent that Robert J. Baltz, Jr., Trustee, held title to this property on behalf of Douglas M. Baltz, Frank J. Baltz, Dennis L. Baltz, John P. Baltz, and Robert J. Baltz, Jr. and warrant that they own all right, title and interst in and to said property.

This conveyance is subject to the following:

1. Property taxes for the year 2002, not yet due and payable.
2. Lack of access to a public street or highway.

This is unimproved property commonly known as Tulip Grove, Nashville, Tn.

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is 76,500.00**

Frank J. Bobb Jr.
**Affiant**

**Subscribed and sworn to before me this**
**8th day of May, 2002.**

**Notary Public**

**My Commission Expires:** 9-24-2005

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 8th day of May, 2002.

Wayne Mathew Baltz

**Wayne Mathew Baltz**

**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 Wayne Mathew Baltz the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.**

**WITNESS my hand and official seal at Nashville, Tennessee, this** 27th **day of** April, 2002.

Lyndsey M. Jesperson

**Notary Public**

**My Commission Expires:** LYNDSEY M. JESPERSON Notary Public at Large, Davidson County, Tenn. My Commission Expires September 25, 2004

NOTARY PUBLIC DAVIDSON COUNTY

Anna Coleen Baltz Hanley
**Anna Coleen Baltz Hanley**
TNDL 260266653 8/04

**STATE OF** TN )
**COUNTY OF** Davidson )

**Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna Coleen Baltz Hanley the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.**

**WITNESS my hand and official seal at Nashville, Tennessee, this** 27 **day of** April, 2002.

Sheila Wolfe
**Notary Public**

**My Commission Expires:** Sept 28, 02

My Commission Expires Sept. 28, 2002

Douglas Martin Baltz, Jr.

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 **Douglas Martin Baltz, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 26 day of APRIL, 2002.

Robert G Beard
Notary Public

My Commission Expires: 7/27/02

NOTARY PUBLIC AT LARGE

Sheila Jean Baltz Quirk

Sheila Jean Baltz Quirk

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 **Sheila Jean Baltz Quirk** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of April, 2002.

Notary Public

My Commission Expires:

BRADFORD W. YOUNG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

Phyllis Kay Baltz McGee

**Phyllis Kay Baltz McGee**

**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 Phyllis Kay Baltz McGee the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.**

**WITNESS my hand and official seal at Nashville, Tennessee, this** 27th **day of** April, 2002.

Lyndsey M Jesperson

**Notary Public**

LYNDSEY M. JESPERSON
Notary Public at Large, Davidson County, Tenn.
My Commission Expires September 25, 2004

**My Commission Expires:**

LYNDSEY M. JESPERSON NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Richard Phillip Baltz

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 **Richard Phillip Baltz** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of April, 2002.

Notary Public

My Commission Expires: 8/14/2002

Theresa Gail Baltz Petty

**Theresa Gail Baltz Petty**

**STATE OF** TN )
**COUNTY OF** Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Theresa Gail Baltz Petty** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 27 day of April, 2002.

Shelly Norfe

**Notary Public**

My Commission Expires Sept. 28, 2002

**My Commission Expires:** _____

Frank J. Baltz

**Frank J. Baltz**

**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 **Frank J. Baltz** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of May, 2002.

**Notary Public**

**My Commission Expires:** 9-24-2005

Dennis L. Baltz

**Dennis L. Baltz**

**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 **Dennis L. Baltz** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of March, 2002.

**Notary Public**

**My Commission Expires:** 9-24-2005

Josephine Clara Baltz Swift
**Josephine Clara Baltz Swift**

Shirley Ann Baltz Mitchell
**Shirley Ann Baltz Mitchell**

Ruth Ellen Baltz Randolph
**Ruth Ellen Baltz Randolph**

**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 **Josephine Clara Baltz Swift, Shirley Ann Baltz Mitchell, and Ruth Ellen Baltz Randolph** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 26 day of APRIL, 2002.

Kathy E Mosbaugh
**Notary Public**

**My Commission Expires:** 11/20/2002

Robert John Baltz, III

Thomas John Baltz

STATE OF ALABAMA )
COUNTY OF Etowah )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert John Baltz, III, and Thomas John Baltz** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Etowah (AL) this 30th day of April, 2002.

Notary Public

My Commission Expires: 9/1/02

KIMBERLY ASH
NOTARY
PUBLIC
ALABAMA STATE

Alice Jane Baltz Vann

Alice Jane Baltz Vann

STATE OF TN )
COUNTY OF Stewart )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alice Jane Baltz Vann** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 26 day of April, 2002.

Kelly Williams

Notary Public

My Commission Expires: 7-16-03

mullins

Joyce Marie Baltz

**Joyce Marie Mullins Baltz**

**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 **Joyce Marie Mullins Baltz** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of May, 2002.

**Notary Public**

**My Commission Expires:** 9-24-2005

John Phillip Baltz, Jr.

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 **John Phillip Baltz, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of May, 2002.

Notary Public

My Commission Expires: 9-24-2005

Jerome Thomas Baltz

STATE OF TENN )
COUNTY OF WILSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerome Thomas Baltz** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 26 day of APRIL 2002.

Deborah A Shelby
Notary Public

My Commission Expires: 1-26-06

DEBORAH A. SHELBY NOTARY PUBLIC WILSON CO. TENN.

JoAnne Baltz Herndon

STATE OF Tennessee,
County of Williamson,

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JoAnne Baltz Herndon** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument.

WITNESS my hand and official seal at Franklin, Tennessee, this 26th day of April, 2002.

Notary Public

My Commission Expires: 7/6/2003

Janice Marie Baltz Meacham

**Janice Marie Baltz Meacham**

STATE OF Tennessee,
County of Rutherford,

**Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Marie Baltz Meacham the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument.**

**WITNESS my hand and official seal at** Murfreesboro, **Tennessee, this** 26 **day of** April, **2002.**

Michelle Bayko

**Notary Public**

*My Commission Expires On August 22, 2005*

My Commission Expires: _____



Joseph Paul Baltz

STATE OF TN.
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Paul Baltz**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of April, 2002.

Marilyn H. Evans
Notary Public

My Commission Expires: 11/7/2005

LAWLIN G. EVANS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

TOTAL P.21