Davidson County DEEDWARR
Recvd: 04/23/04 09:45 2pgs
Fees:13.00 Taxes:388.50

20040423-0046144

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER
$105,000.00
X Dennis L Baltz
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 2004.
Susan Frensley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis L. & Marie Baltz 108 Needles Court Nashville, TN 37214	112 Quinn Circle Nashville TN 37210	Map 97.13 Parcel 16

For and in 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,

Anna H. Wright, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Dennis L. Baltz and wife, Marie Baltz

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. 124 ON THE PLAN OF LARCHWOOD, SECTION TWO, AS OF RECORD IN BOOK 5200, PAGES 57-59, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANNA H. WRIGHT, UNMARRIED, BY DEED FROM BETTY ANN SCOTT, UNMARRIED, DATED NOVEMBER 26, 1997, AND OF RECORD IN BOOK 10700, PAGE 966, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Pages 57-59, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 5479, Page 443, and Book 5681, Page 533, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 108 Needles Court, Nashville, TN 37214
(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(s) this 13th day of April, 2004.

Anna H. Wright

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Anna H. Wright, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076