Davidson County DEEDWARR
Recvd: 05/25/04 09:09 3pgs
Fees:18.00 Taxes:1688.49
20040525-0061006

FILE NO: 2004022

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

WARRANTY DEED

PICK-UP

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) MPI Hermitage, LLC	(NAME) Same as new owner	Map 86, Parcel 254 Map 86, Parcel 256
(STREET ADDRESS) Suite E ~~2645~~ 2650 Elm Hill Pike	(STREET ADDRESS)	
(CITY) Nashville (STATE) TN (ZIP) 37214	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **SHIRLEY BALTZ MITCHELL, MARY ANN BALTZ, ANNE MARIE BALTZ, THOMAS JOHN BALTZ JR., THERESA MARIE BALTZ LEMLEY, REBECCA MARIE BALTZ, LEO ROBERT BALTZ, RUTH BALTZ RANDOLH, JOSEPHINE SWIFT BALTZ, ALICE BALTZ VANN, and ROBERT BALTZ III,** have this day bargained and sold, and do hereby transfer and convey unto the said **MPI HERMITAGE, LLC, a Tennessee limited liability company,** the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being **Lot Nos. 1 and 3**, as shown on the plat of the Baltz Estates of record in Book 5210, page 93, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Shirley Baltz Mitchell, Thomas J. Baltz, Ruth Randolph, Josephine Swift, Alice Vann and Robert Baltz III, by Executor's Quitclaim Deed from Shirley Ann Baltz Mitchell and Thomas John Baltz, Co-Executors of the Estate of Robert J. Baltz Jr. of record in Book 10598, page 926, Register's Office, Davidson County, Tennessee. The said Thomas J. Baltz having since died intestate and his interest in the above-described property was vested in his heirs at law, Mary Ann Baltz, Anne Marie Baltz, Thomas John Baltz Jr., Theresa Marie Baltz Lemley, Rebecca Marie Baltz and Leo Robert Baltz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $456,349.20.

Subscribed and sworn to before me this the 21st day of May, 2004.

Affiant

My commission expires: 7/30/05

Notary Public

This is improved property known as Lots 1 & 3 (3.22 acres), Baltz Estates, Nashville,Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 21st day of May, 20043.

Shirley Baltz Mitchell

Ruth Baltz Randolph

Mary Ann Baltz

Alice Baltz Vann

Anne Marie Baltz, by Mary Ann Baltz, Attorney-in-fact

Josephine Swift Baltz

Thomas John Baltz Jr, by Mary Ann Baltz, Attorney-in-fact

Robert J Baltz III

Theresa Marie Baltz Lemley

Theresa Marie Baltz Lemley, by Mary Ann Baltz, Attorney-in-fact

Rebecca Marie Baltz

Rebecca Marie Baltz, by Mary Ann Balz, Attorney-in-fact

Leo Robert Baltz

Leo Robert Baltz, by Mary Ann Baltz, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHIRLEY BALTZ MITCHELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2004.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY ANN BALTZ**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2004.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUTH BALTZ RANDOLPH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2004.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALICE BALTZ VANN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2004.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPHINE SWIFT BALTZ**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2004.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT BALTZ III**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2004.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, **MARY ANN BALTZ,** Attorney-in-Fact for **ANNE MARIE BALTZ, THOMAS JOHN BALTZ JR., THERESA MARIE BALTZ LEMLEY, REBECCA MARIE BALTZ, and LEO ROBERT BALTZ**, the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained as Attorney-in-Fact on behalf of Anne Marie Baltz, Thomas John Baltz, Jr., Theresa Marie Baltz Lemley, Rebecca Marie Baltz, and Leo Robert Baltz.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of May, 2004.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05

ENCUMBRANCES:

1. 2004 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plat of record in Book 5210, page 93, Register's Office, Davidson County, Tennessee.