This Instrument Prepared By:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
James E. Baltz
239 McGavock Pike
Nashville, TN 37214

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 01/26/06 14:20 2 pgs
Fees:13.00 Taxes:351.50
20060126-0010096

SEND TAX BILL TO:
Owner

MAP **95-4**
GROUP
PARCEL **80**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Doris S. Davis,** has this day bargained and sold, and does hereby transfer and convey unto **James E. Baltz,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 119, on the Plan of Eva-Mor Heights subdivision, as shown on plat of record in Plat Book 1424, page 149, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Vernon H. Davis and wife, Dorris S. Davis by Deed of record in Book 1852, Page 485, Register's Office for Davidson County, Tennessee. The said Vernon H. Davis having since died.

This is improved property known as **239 McGavock Pike, Nashville, Tennessee 37214.**

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, his heirs and assigns, forever.

I COVENANTS with the GRANTEE herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I does warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2006 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record at Plat Book 1424, Page 149, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS my hand this the 23rd day of January, 2006.

Doris D. Davis
Doris S. Davis

Doris D. Davis by Sandra S. Leatherwood
Doris S. Davis, by Sandra S. Leatherwood, as attorney-in-fact, as of record in Book * , Page ___, Register's Office for Davidson County
* 20060126-0010095

SC
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~WILSON~~ Pickens)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sandra S. Leatherwood**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained on behalf of **Doris S. Davis**.

WITNESS my hand and official seal at office this 23rd day of January, 2006.

Janet E. Childs
NOTARY PUBLIC

JANET E. CHILDS NOTARY PUBLIC SOUTH CAROLINA

My Commission Expires: 9-13-10

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $95,000.00.

Jan E. Bak
AFFIANT

Subscribed and sworn to before me on this 24th day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 7/1/09

JAMES H. BOYD, JR. STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY