WARRANTY DEED

Return to
GREATER NASHVILLE
TITLE & CLOSING CO.
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES 1/23/2010

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryant K. Meltzer (NAME)	Suntrust Mortgage, Inc. (NAME)	MAP 72-5
905 Thomas Avenue (ADDRESS)	201 4th Avenue North, 6th Floor (ADDRESS)	PARCEL 86.01
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND 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, William T. Baty

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bryant K. Meltzer and Robert C. Gale, one half undivided interest each as tenants in common with right of survivorship

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 part of Lot No. 10, Block 2, on the Plat of Lot No. 10 and Lot Nos. 21-26, C. v. Waller's Subdivision of the John D. Anderson Home Place, as of record in book 547, Page 6, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Hickerson miller, Engineers-Surveyors, dated November 19, 1958, as follows:
Beginning at point in northerly margin of Thomas Avenue 112.5 feet east of the northeast corner of Thomas Avenue and Keeling Avenue, thence with said margin of Thomas Avenue North 85 degrees West 61.0 feet to a point; thence north 5 degrees 24" east 180 feet to a point; thence south 85.0 degrees East 61.0 feet to a point; thence south 5 degrees 24' west 180.0 feet to the beginning.

Being part of the same property conveyed to Baty Investment Group, Family Limited Partnership by Quitclaim Deed dated May 7, 2001 from William T. Baty of record in Instrument No. 20010508-0047365, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to William T. Baty by Quitclaim Deed dated December 19, 2005 from Baty Investment Group, Family Limited Partnership, a Tennessee limited partnership of record in Instrument No. 20051219-0151859, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2006 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THE PLAN OF LOT NO. 10 AND LOT NOS. 21-26, C.V. WALLER'S SUBDIVISION OF THE JOHN D. ANDERSON HOME PLACE, AS OF RECORD IN BOOK 547, PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREIN.

unimproved ( )
This is improved (X) property, known as 905 Thomas Avenue, Nashville, TN 37216
(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 this 15th day of August, 2006

William T. Baty

William T. Baty

Davidson County DEEDWARR
Recvd: 08/17/06 11:52 2 pgs
Fees:13.00 Taxes:328.93

20060817-0101557

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 William T. Baty

the 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 Madison, Tennessee, this 15th day of August, 2006.

Commission expires ~~MY COMMISSION EXPIRES 1/23/2010~~

Sandy Balent
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires _____

_____
Notary Public