Davidson County DEEDWARR
Recvd: 11/30/06 10:33 2 pgs
Fees:13.00 Taxes:799.20

20061130-0147750

E. MANNIX
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 **$216,000.00**

D. Smith
Affiant

Subscribed and sworn to before me, this the 28th day of November, 2006.

E. Mannix
Notary Public

My commission expires: 11.22.10
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Carl M. Smith III** | **Wachovia Mortgage Corporation** | **Map 129-8, Parcel 064.00** |
| **1034 Percy Warner Boulevard** | **1100 Corporate Center Drive** | |
| **Nashville, TN 37205** | **Raleigh, NC 27607** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

**D. Martin Baltz, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Carl M. Smith III, unmarried**

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. 59 on the Plan of Section One, Warner Park Valley, of record in Book 3600, Pages 12, 13, and 14, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 59 fronts 100 feet on the southeasterly side of Percy Warner Blvd., and runs back between parallel lines, 150 feet to a dead line in the rear, which measures 100 feet.**

**Being the same property conveyed to Douglas M. Baltz, unmarried, by deed from Michael Allen Stephens, unmarried, of record in Instrument #20040524-0060834, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record if any.**

This is improved (__X__) Unimproved (____) property, known as **1034 Percy Warner Boulevard, Nashville, TN 37205**

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; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 28th day of November, 2006.

D Martin Baltz
**D. Martin Baltz**

**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **D. Martin Baltz**, unmarried, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **November, 2006.**

Robin S Edwards
**Notary Public**

**My Commission Expires:** 3/28/07

