01/11/07 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
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Davidson County DEEDWARR
Recvd: 01/17/07 15:09 3 pgs
Fees:18.00 Taxes:425.50
20070117-0007013

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

LIMITED WARRANTY DEED

Address New Owner(s) as follows: **H & S PROPERTIES, LLC,** 512 Grand Oaks Drive, Brentwood, TN 37027

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map/Parcel Nos. **098-01-34**, Field Book No.

For and in consideration of the sum of **ONE HUNDRED FIFTEEN THOUSAND ($115,000.00) DOLLARS,** cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **JEROME THOMAS BALTZ,** Personal Representative of the Estate of **JOYCE MARIE MULLINS BALTZ,** deceased, hereinafter referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **H & S PROPERTIES, LLC, a Tennessee Limited Liability Company,** its successors, assigns and representatives, hereinafter referred to as Grantee, a certain parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **improved** property, known as **4079 Lake Parkway Drive, Hermitage, Davidson County, Tennessee 37076.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **H & S PROPERTIES, LLC,** its successors, assigns and representatives, forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, that he has a good right to convey it, and that the same is unencumbered, except as shown herein. Grantor

does further covenant and bind himself/his heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, ts successors, assigns and representatives, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantor herein and does not extend to any previous time thereto.**

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 12th day of January 2007.

JEROME THOMAS BALTZ, Personal Representative of the Estate of JOYCE MARIE MULLINS BALTZ, deceased

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JEROME THOMAS BALTZ, Personal Representative of the Estate of JOYCE MARIE MULLINS BALTZ, deceased**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he is the duly appointed, qualified and acting Personal Representative of said Estate and authorized to execute the foregoing instrument for the Estate and has executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of January 2007.

Howard M. Skipworth Notary Public

My commission expires _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $**115,000.00**.

Herman W. Moore, Jr. Affiant

Subscribed and sworn to before me this 12th day of January 2007.

Howard M. Skipworth Notary Public

My commission expires _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

EXHIBIT A

4079 Lake Parkway Drive,
Hermitage, Davidson County,
Tennessee 37076
Map/Parcel No. 098-01-34

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Lake Park Subdivision, Section 1, of record in Book 4175, page 134 and 135, reference to which plat is hereby made for a more complete and detailed description.

Being the same property conveyed to John P. Baltz and wife, Joyce M. Baltz, by deed from Gerald O. Geddes and wife, Paulette I. Geddes, as shown of record in Book **4700**, page **785**, Register's Office for **Davidson** County, Tennessee.

John P. Baltz died 23 March 1998.

Joyce Marie Mullins Baltz died 18 September 2005, leaving a Last Will and Testament which was admitted to probate on 12 January 2006, in the Seventh Circuit Court, Davidson County, Tennessee, Case No. 06P-0046, as evidenced by Order of Probate recorded as Docket No. **06P-46**, Office of the Probate Court Clerk, Davidson County, Tennessee.

Said Last Will and Testament is recorded as Docket No. **06P-46**, Office of the Probate Court Clerk, Davidson County, Tennessee. This instrument is executed by Jerome Thomas Baltz, Personal Representative under the Last Will and Testament of JOYCE MARIE MULLINS BALTZ, deceased.

This real property is sold and conveyed pursuant to the following, to-wit:

Decree for Partition of Real Property by Sale approved and entered 13 July 2006, and recorded as Docket No. **06P-46**; and

Order of Sale approved and entered 17 November 2006, and recorded as Docket No. **06P-46**,

both in the Estate of Joyce Marie Mullins Baltz, deceased, Seventh Circuit Court, Davidson County, Tennessee, Case No. **06P-0046**.

Residual beneficiaries under said Last Will and Testament are Jerome Thomas Baltz, duly appointed Personal Representative of the Estate, John Phillip Baltz, Jr., Jo Anne Baltz Herndon, Janice Marie Baltz Meacham and Joseph Paul Baltz, who are all parties to the proceedings.