WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Benton F. Krantz, Jr. (NAME:)	Kimbrough-Kavanaugh & Associates (NAME:)	Map 96-14
2901 Twinlawn Drive (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	Par. 95
Donelson, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- DOLLARS

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 2887, page 287, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

We, Marshall A. Russell and wife, Georgia B. Russell,

have bargained and sold, and by these presents do transfer and convey unto the said Benton F. Krantz, Jr., and wife, Mina Jean Hasty Krantz, 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. 135 on the Plan of Twin Lawn Subdivision, of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southeasterly margin of Twin Lawn Drive, at the corner of Lots 135 and 134; thence with the line between said lots southerly 174.3 feet to a point; thence westerly 77.6 feet to the easterly margin of Colfax Avenue; thence with the margin of the same, northerly 147.2 feet to the beginning of a curve; thence around said curve, northeasterly 40.9 feet to the southerly margin of Twin Lawn Drive; thence with the margin of the same easterly 56.6 feet to the point of beginning.

Being the same property conveyed to Marshall A. Russell and wife, Georgia B. Russell, by deed from James F. Pike and wife, Edna Joy Pike, of record in Book 4068, page 706, Register's Office for Davidson County, Tennessee.

The escrow account now on deposit with Kimbrough-Kavanaugh & Associates is hereby transferred and conveyed to the purchasers. The insurance on said property is also hereby transferred and conveyed to the purchasers.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Benton F. Krantz, Jr. and wife, Mina Jean Hasty Krantz, their heirs and assigns, forever.

And we do covenant with the said Benton F. Krantz, Jr. and wife, Mina Jean Hasty Krantz 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., except as noted above.

And we, Marshall A. Russell and wife, Georgia B. Russell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Benton F. Krantz, Jr. and wife, Mina Jean Hasty Krantz their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 11th day of May, 19 67

x Marshall A. Russell

x Georgia B. Russell

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Marshall A. Russell and wife, Georgia B. Russell

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of May, 19 67

C D Mackey, Notary Public

Commission Expires My Commission Expires APRIL 26, 1971

STATE OF _____
County of _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) 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 _____, 19____.

My commission expires _____

_____
Notary Public

BOOK 4138 PAGE 840

STATE TAX $ 13.95
PROBATE .50
TOTAL $ 14.45

JUN 7 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUN 7 - 1967

CT

WARRANTY DEED

FROM

MARSHALL A. RUSSELL, ET UX

TO

BENTON F. KRANTZ, JR., ET UX

74593

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 7 8 55 AM '67
NOTED BOOK 116 PAGE 548
RECORDING FEE $ 2.00
DEP. REG. m

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

PEDIGO & SAINDON