This Instrument prepared by: David Rizor, 710 Nashville City Bank Building
Nashville, Tennessee 37201

# WARRANTY DEED

BOOK 5288 PAGE 733

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Herman A. Krantz | Same | 10 D 3495 |
| (NAME) | (NAME) | |
| Crocker Springs Road | | Map 16-43 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Goodlettsville Tn. 37072 | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Fourteen Thousand Five Hundred and No 100ths--------
($14,500.00)---------- *Dollars,*

We, Thomas David Baker and wife, Lois Darlene Baker

*have this day bargained and sold, and do hereby transfer and convey unto the said* Herman A. Krantz, and wife
Anita R. Krantz
and to his and her *(successors), heirs and assigns,*
*certain real estate in Davidson County, Tennessee, as follows:*
Land lying in the 10th Civil District of Davidson County, Tennessee, described according to a survey of John M. Sullivan, dated July 3, 1971, as follows:

BEGINNING at a point in the center line of Union Hill Road, at the northeasterly corner of the land conveyed to Joe V. Edwards and wife, of record in Book 2339, page 601, and being the northeasterly corner of the land herein described; thence leaving said Road, and along Carson Spivey's westerly boundary line, with a fence, South 3 deg. West, 301.7 feet; thence continuing with the same, South 2 deg. 13 feet West, 455.2 feet; thence leaving said fence, South 83 deg. 20 feet West, 108.6 feet to a point; thence North 2 deg. 13 feet East, 455.2 feet to a point; thence North 13 deg. 55 feet West, 227.2 feet to a point in the center of Union Hill Road; thence with the same, North 62 deg. 35 feet East, 78 feet to a point; thence North 61 deg. 57 feet East, 123 feet to the point of the beginning, containing 2 acres, more or less.

BEING the same property conveyed to Thomas David Baker and wife, Lois Darlene Baker by deed from Larry G. Hawkins as of record in Book 4706, page 823, Register's Office of Davidson County.

THIS conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,300.00

Subscribed and sworn to before me, this the 20th day of May, 19 78

Affiant Thomas D. Baker

My commission expires: May 29, 1980 (Affix Seal)

Notary Public David Rizor

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

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Grantee and his and her *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Herman A. Krantz, his and his wife's (Anita R. Krantz's) *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hands this ~~18th~~ 20th day of May, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas D. Baker
THOMAS DAVID BAKER

Lois Darlene Baker
LOIS DARLENE BAKER

BOOK 5288 PAGE 734

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* David Rizor, *a Notary Public in and for said County and State,* Thomas David Baker and wife, Lois Darlene Baker

*the within named 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* ~~18th~~ 23rd *day of* May, *19* 78

David Rizor
*Notary Public*

*Commission expires* May 29, 1980

DAVID RIZOR NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ..... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

*Witness my hand and seal, at office in* ..... *this* ..... *day of* ....., *19* .....

..... *Notary Public*

*Commission expires* .....

MAY23 78 CONV 14,500.00
MAY23 78 S'TAX B* 37.70
MAY23 78 PR'FEE B* .50
MAY23 78 W'DEED B* 4.00 * 42.20

**WARRANTY DEED**

FROM
Thomas David Baker, et ux

TO
Herman A. Krantz and wife Anita

R. Krantz

This Instrument prepared by:
David Rizor
Attorney at Law
710 Nashville Trust Building
Nashville, Tennessee 37201

E. 6. 6. 7. 8. 7.

IDENTIF. REFERENCE

MAY 23 9 05 AM '78
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Title No. Kitchen & Personalities
Brentwood, Tn. 37027