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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 1978.

E. Barnes
Notary Public

MY COMMISSION EXPIRES: Dep. Reg

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BART DURHAM, 1712 Parkway Towers, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Sain (NAME)	Same (NAME)	96-13
945 Allen Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	3D-59990
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	153.1

FOR AND IN 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, Benton F. Krantz and wife, Mina J. Krantz (now deceased)

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

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 the 3rd Civil District of Davidson County, Tennessee, being described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, on October 28, 1963, as follows:

BEGINNING at an iron pin located in the southerly margin of Allen Road, said iron pin being located southeasterly 160.0 feet from the intersection of the easterly right of way of proposed new location of Donelson Pike, and the southerly right of way of Allen Road, being also the northeasterly corner of American Oil Company property, running thence with the southerly right of way line of Allen, Road, southeasterly 50 feet to an iron pin; thence leaving said Allen Road in a southerly direction 188.8 feet to an iron pin, said iron pin being the northeasterly corner of the Drive Drug Company property; running thence with the line of the Driver Drug Company, westerly 45.55 feet to an iron pin in the line of the Driver Drug Company property, said iron pin being the common corner of the herein described property, and the southeasterly corner of the Jim Dandy Drive-In Market property, running thence with the line of the Jim Dandy Drive-In Market property, and the American Oil Company property in a northerly direction 203.25 feet to the point of beginning.

Being the same property conveyed to Benton F. Krantz, Jr. and wife Mina J. Krantz (now deceased) by deed from John W. Rutledge (now deceased) and wife, Josephine Rutledge, as of record in Book 4213, Page 189, Register's Office of Davidson County, Tennessee.

This property subject to restrictions of record in Book 3159, page 387, Book 3250, page 154, Book 3250, Page 180, and Book 3281, page 610, said Register's office; and subject to easement for drainage, of record in Book 3459, page 57, said Register's Office.

The taxes on this property will be pro-rated up to the date of sale, with grantee paying all taxes accrued after date of sale.

This is unimproved ( ) improved ( ) property, known as 945 Allen Road, Nashville, Tennessee 37214.
(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 4th day of August, 1978.

Benton F. Krantz Jr.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Kristina E. Weeks, a Notary Public in and for said County and State, the within named Benton F. Krantz, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of August 1978.

Commission expires 4-18-82

Kristina E. Weeks
Notary Public

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

WARRANTY DEED

FROM BENTON F. KRANTZ

TO JOE SAIN

E 8 3 2 1 1

IDENTIF. REFERENCE

AUG 16 2 36 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 16 78	CONV	35,000.00			
AUG 16 78	S'TAX		B*	91.00	
AUG 16 78	PR'FEE		B*	.50	
AUG 16 78	W'DEED		B*	4.00	* 95.50