BOOK 7538 PAGE 203

INSTRUMENT PREPARED BY:
LOCKERT & LOCKERT, LAWYERS
105 SYCAMORE STREET
ASHLAND CITY, TN 37015

MAY 9 9 44 AM '80

IDENTIFICATION REFERENCE

23490

WARRANTY DEED

NAME AND ADDRESS OF NEW OWNERS: CARL KRANTZ, SR.
SEND TAX STATEMENTS TO SAME 912 Ben Allen Road
Nashville, TN 37216

MAP: 40 PARCEL: 143 FB# 14D 11020

FOR AND IN CONSIDERATION of the sum TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, CARL KRANTZ, SR. AND RICKY KRANTZ, GRANTORS, have bargained and sold, and by these presents to transfer and convey unto the said CARL KRANTZ, SR, the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land in 14th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at a point in the center of Old Hickory Boulevard, same being 165.5 feet west of the center of White's Creek Pike; thence S. 34° 18' E. 54.22 feet; thence S. 5° 18' E. 170.85 feet; thence S. 84° 11' W. 50.67 feet; thence S. 5° 50' E. 31.6 feet; thence S. 83° 58' W. 106.9 feet; thence N. 4° 16' W. 250.4 feet to the center of Old Hickory Boulevard; thence N. 87° 47' E. 3.88 feet; thence N. 83° 58' E. 122.52 feet to the point of beginning, containing 0.84 acres, more or less. Surveyed May 5, 1980, by Caldwell Engineering and Surveying.

AND BEING the same property conveyed to Carl Krantz, Sr., and Ricky Krantz, by Warranty Deed from Ellis Joseph Saad and wife, Kathy D. Saad, of record at Book 6700, Page 991, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to a 25-foot easement for ingress and egress and drainage reserved in the deed of record in Book 5610, Page 990, Register's Office for Davidson County, Tennessee.

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 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 GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 OUR HANDS this the 28th day of April, 1988.

Ricky Krantz
RICKY KRANTZ

Carl Krantz Sr.
CARL KRANTZ, SR.

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, Carl Krantz, Sr., and Ricky Krantz, 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 Ashland City, Tennessee, this the 28th day of April, 1988.

Janice Buckley
NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug 12, 1990

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

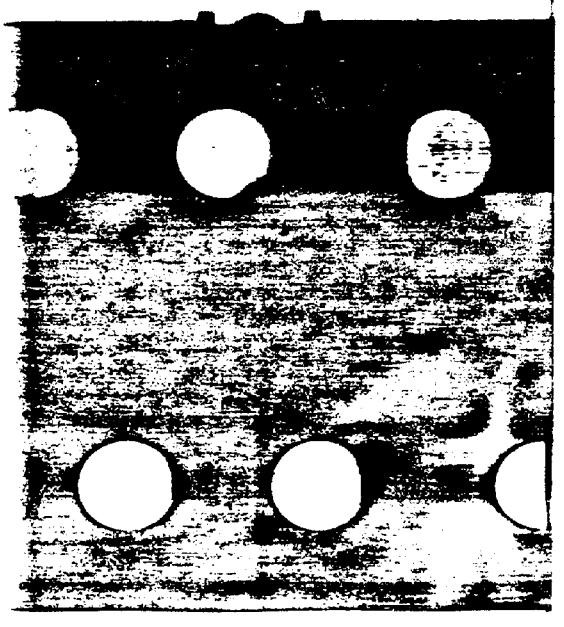
The actual consideration for this transfer or value of the property, (whichever is greater) is $ 35,000.00 .

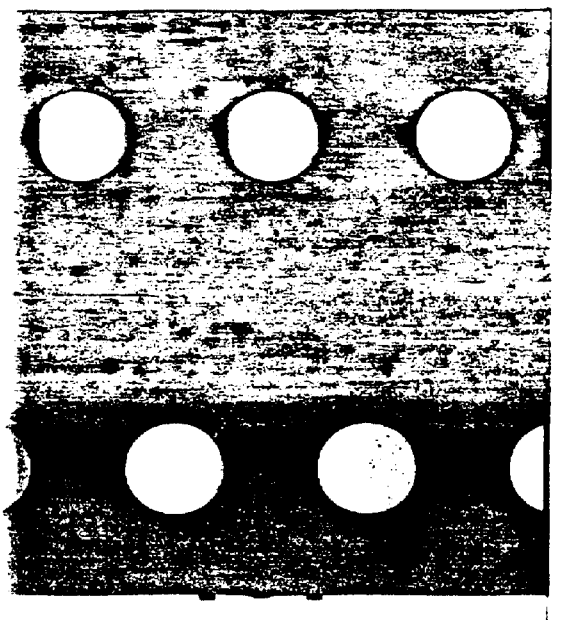
Carl Krantz Sr
CARL KRANTZ, SR., (AFFIANT)

Sworn to and subscribed before me, this 28th day of April, 1988.

Janice Buckley
NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug 12, 1990





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 35000.00
CON TX 98.00
PRFEE 0.50
MISC 5.00
TOTAL 104.50
CHECK 104.50
05/09/88 01 09:44 0001 4700

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20490

IDENTIFICATION REFERENCE

MAY 9 9 44 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 88955