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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (PWJr/fs)
(PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES)
Dav. Co. File: Box 8

State of Georgia
County of Dekalb

This deed is executed as part of the division in kind of property formerly held by the Grantors as tenants in common and is exempt from the transfer tax pursuant to Section 67-4-409 (a)(3)(B) of the *Tennessee Code Annotated.*

John Harvey Lantz
Affiant

Sworn and subscribed before me on Sept 27, 1993.

Stephanie D. Powell
Notary Public

My Comm. Expires: 4-2-96

ADDRESS NEW OWNER:

John Harvey Lantz
510-D East Ponce de Leon Av
Decatur, Ga. 30030

RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

MAP-PARCEL NUMBERS
038-00-0 006.00 and
038-00-0 019.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Edward Lantz, John Harvey Lantz and Alma Esther Lantz,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John Harvey Lantz,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a chestnut stump, the southwest corner of M. Couchin's land; thence with his south boundary line and that of M. Aita, south 87 degrees east 48 poles to a branch or drain, and with same south 22 degrees east 16 poles, crossing the Public Road and Little Marrowbone Creek to a small white oak and maple; thence south 47-1/2 degrees west 24 poles, following the meanders of the bluff, south 64 degrees west 12 poles; south 76 degrees west 16 poles; south 66 degrees west 11.2 poles; north 58 degrees west 8 poles to the center of the bridge over Little Marrowbone Creek; thence with the center of the road, north 44 degrees east 5.2 poles to a stake with gum pointer; thence north 50 degrees west 5 poles to a stake; thence north 36 degrees west 4.8 poles to a stake; thence north 61 degrees west 12 poles to a fence post; thence north 62 degrees west 13 poles to a locust; thence north 35 degrees west 69 poles to a stake; thence north 62-1/2 degrees west 28 poles to a rock pile, the northwest corner of 39.7 acres bought of H. Floto by L. J. Setters; thence with the north boundary thereof, north 61-1/2 degrees east 37 poles to a white oak; thence north 84 degrees east 68.72 poles to a beech in Couchin's west boundary line, and with said boundary, south 3 degrees west 74 poles to the beginning, containing 49.72 acres, more or less.

Being the same property conveyed to John Edward Lantz and wife Ruth Cox Lantz by deed from Homer R. McEwen and wife, Ella Mai McEwen, of record in Book 1488, Page 381, of the Register's Office for Davidson County, Tennessee. Ruth Cox Lantz subsequently died and full ownership vested in John Edward Lantz as surviving tenant by the entireties. John Edward Lantz subsequently died, unmarried, testate and a resident of the State of Georgia. By will of record in Minute Book 1258, page 26 Probate Court Clerk's office for Dekalb County, Georgia, John Edward Lantz devised subject property to Thomas Edward Lantz, John Harvey Lantz and Alma Esther Lantz. A certified copy of said will, establishing an ancillary probate, is of record in the office of the Probate Court Clerk for Davidson County, Tennessee, Docket #97938.

Description Reference: The description is the same as that used in the last deed prior to this conveyance.

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This is (un)improved property, known as: 4057 and 4065 and 4074 Little Marrowbone Rd.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on Sept 27, 1993.

Thomas Edward Lantz
Thomas Edward Lantz

John Harvey Lantz
John Harvey Lantz

Alma Esther Lantz
Alma Esther Lantz

State of _____
County of _____

On Sept 27, 1993, before me the undersigned authority, personally appeared **Thomas Edward Lantz,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

State of Georgia
County of DeKalb

On September 27, 1993, before me the undersigned authority, personally appeared **John Harvey Lantz,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Stephanie L. Brown
Notary Public

My Commission Expires: 4/2/96 MAIL ENV.

70057 IDENT. & REFERENCE OCT - 5 PM 1:31 REGISTER COUNTY, TN.

State of Colorado
County of Boulder

On 30 Sept, 1993, before me the undersigned authority, personally appeared **Alma Esther Lantz,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 4-2-96

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