70058

IDENTIF. & REFERENCE

BOOK 9103 PAGE 65

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8706

MAIL ENV.

95 OCT -4 PM 1:31

REGISTER
DAV. CO. TN.

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.*

Affiant

Sworn and subscribed before me on
Sept 27, 1995.

Notary Public

My Comm. Expires: 4-2-96

ADDRESS NEW OWNER:

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

RESPONSIBLE FOR PAYMENT OF TAXES:

SAME

MAP-PARCEL NUMBERS

104-11-0 286.00

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 **Thomas Edward Lantz and John Harvey Lantz,** hereinafter called the **Grantee**, Grantee's heirs and assigns, **a one-half undivided interest each, as tenants in common,** in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 148 on the Map of the Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book No. 421, Page 7, Register's Office for said County.

Said Lot No. 148 fronts 60 feet on the northerly side of Blair Boulevard, formerly Long Avenue, and runs back 174.5 feet on the westerly line and 175.8 feet on the easterly line to an alley, measuring 60 feet thereon.

Being the same property conveyed to John Edward Lantz and wife Ruth Cox Lantz by deed from M. F. Griffin and wife, Annie Louise Griffin, of record in Book 1316, Page 580, 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.

This is (~~an~~) improved property, known as: 2504 Blair Blvd.

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

My Commission Expires: May 21, 1995

State of _____
County of _____

On September 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.

Notary Public

My Commission Expires: 4/2/96

State of Colorado
County of Boulder

On 28 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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