70059

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

93 OCT -4 PM 1:31

REGISTER
DAVIDSON CO. TN.

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

MAIL ENV.

State of Georgia BOOK 9103 PAGE 67
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, 1993.

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
038-00-0 005.00

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 Civil District of Davidson County, Tennessee, being part of the L. J. Setters Home Tract, and more particularly described by metes and bounds according to survey made by John Marshall Setters, as follows:

Beginning at Herbert Jones' southeast corner; thence south 79° east 4.5 poles to the center of a bridge; thence with center of Marrowbone Creek north 65-1/2° east 35 poles; south 83-1/4° east 32.6 poles; south 77-1/2° east 35 poles to the center of a bridge; thence with said road north 44° east 5 poles to a stake with gum pointers in Adelia Cooper's line; thence with her line north 50° west 5 poles, north 36° west 4.8 poles, north 61° west 12 poles, north 63° west 13 poles, north 35° west 69 poles, north 62-1/2° west 32.6 poles; thence south 61° west 12.8 poles to Herbert Jones' east line; thence with his line south 3° west 39 poles to a white ash in a revine; thence south 1° west 50 poles to the beginning, containing 31.5 acres, more or less.

Being the same property conveyed to J. Edward Lantz (a/k/a John Edward Lantz) and wife Ruth Cox Lantz by deed from Frances Garfinkle and Harris A. Gilbert, Trustee, of record in Book 4150, Page 305, 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 (un)improved property, known as: Rt. 1, Little Marrowbone Road, Nashville, 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, 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

Notary Public, Gwinnett County, Georgia
My Commission Expires [illegible]

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: _____

LISA D. SURRY NOTARY PUBLIC GEORGIA DEKALB COUNTY

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 Powell
Notary Public

My Commission Expires: 4/2/96

State of Colorado
County of Boulder

On 27 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: 4-21-96

RECORDED & RECHECKED 1994 OCT 04 01:08 PM

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