This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50

BOOK 9108 PAGE 943

ADDRESS NEW OWNER:
Phil Kranz
3712 Folkstone Drive
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters National Bank, a national banking association
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 136-16
GROUP
PARCEL 12

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Karlen R. Evins, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Phil Kranz, an unmarried person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 74-B on the Plan of Zone Lot Division of Lots 74 through 77, Chelsea of Priest Lake, Section One-A, of record in Book 5200, page 696, as amended in Book 6250, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 74-B fronts 44.00 feet on the northerly margin of Folkstone Drive and extends back 130.00 feet on the easterly line and 132.25 feet on the broken westerly line to a dead line in the rear, measuring 44.00 feet thereon.

Being the same property conveyed to Karlen R. Evins, unmarried by deed from Sondar S. whaley and husband Robert Whaley , of record in Book 6428, pag 476, in said Register's Office.

This is improved property known as 3712 Folkstone Drive, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1993 taxes paid
2. Restrictive Covenants of record in Book 6213, page 806, and Book 6250, page 36, said Register's Office.
3. Plan of record in Book 5200, page 696, as amended in Book 6250, page 36, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phil Kranz, an unmarried person, his heirs and assigns, forever; and I, Karlen R. Evins, an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 5th day of October, 1993.

Karlen R. Evins

Karlen R. Evins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Karlen R. Evins, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of October, 1993.

Mary Ludwig Chance

NOTARY PUBLIC

My Commission Expires:

MARY LUDWIG CHANCE, NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 57,500.00.

AFFIANT

Subscribed and sworn to before me
this 5th day of October, 1993.

Mary Ludwig Chance

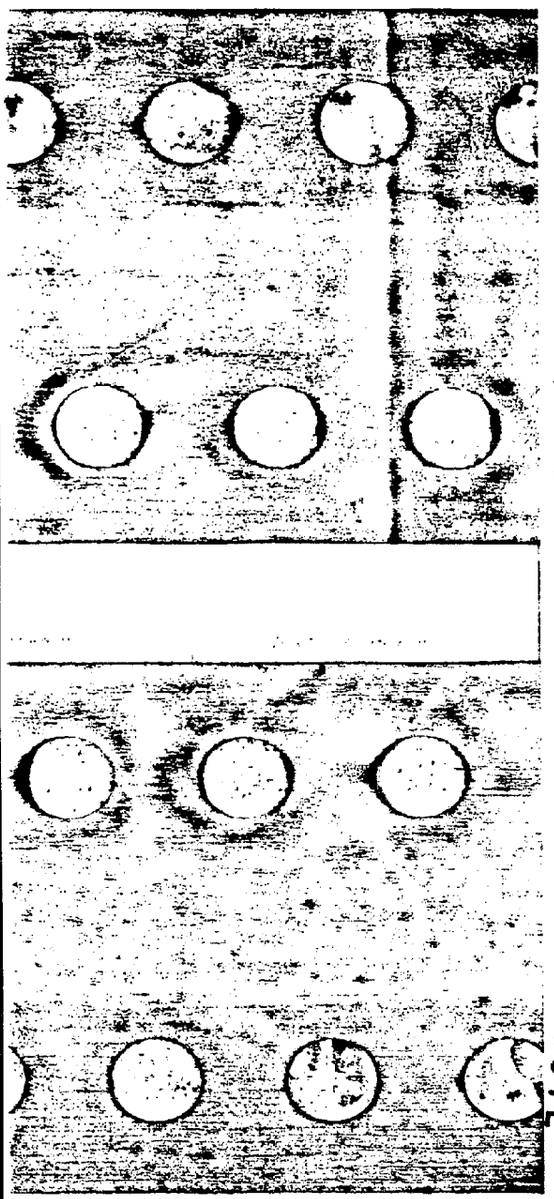
NOTARY PUBLIC
My Commission Expires:

MARY LUDWIG CHANCE, NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 5-24-97

71988
IDENTIF. & REFERENCE

93 OCT -7 PM 2:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9569 10/07 0101 03CHECK 221.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9108 PAGE 945

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 57500.00
				CON TX 212.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 221.75
				CHECK 221.75
10/07/93	01			14:57 0001 9569

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71988

IDENTIF. ↑ REFERENCE

93 OCT -7 PM 2:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 707457