THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 9430 PAGE 22

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James N. Brent, et ux 1039 Nesbitt Dr. Nashville, TN 37207	Same as New Owner	Map MAP 16 Parcel P/O P. 72/252

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WALTER KRANTZ, JR. and wife, GENVIA KRANTZ, a/k/a GENEVA KRANTZ, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JAMES N. BRENT and wife, TWILA K. BRENT, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described according to a survey dated June 6, 1994, by Donald W. Fortner, Registered Land Surveyor, No. 1072, as follows:

BEGINNING at an iron pin in the westerly margin of Ivy Point Road, said point being 25 feet West of the center line of Ivy Point Road, said center line being 817 feet, more or less, northwardly from the center line of the intersection of Ivy Point Road and Union Hill Road; thence, leaving the westerly margin of Ivy Point Road North 27° 12 min. West 127.95 feet to an iron pin; thence, North 86° 21 min. West 157.50 feet to an iron pin; thence, North 86° 55 min. West 234.50 feet to an iron pin, marking the southwest corner of this tract, said point being North 04° 53 min. East 684.99 feet from an existing iron pin in Walter Krantz's southwest corner as recorded in Deed Book 4652, page 929, Register's Office for Davidson County, Tennessee; thence, North 05° 44 min. East 412.59 feet to an iron pin; thence, North 04° 58 min. East 365.90 feet to an iron pin; thence, South 86° 20 min. East 373.71 feet to an iron pin in the westerly margin of Ivy Point Road, said point being 25 feet West of the center line of the said road; thence with said margin of said road South 06° 55 min. East 535.00 feet to an iron pin; thence, South 04° 57 min. East 132.64 feet to an iron pin; thence, South 01° 18 min. West 116.82 feet to the point of beginning and containing 8.08 acres, more or less.

BEING a part of the same property conveyed to Walter Krantz, Jr. and wife, Genvia Krantz, by deed from Walter Krantz, Sr. of record in Book 4652, page 929, Register's Office for Davidson County, Tennessee, reserving in Walter Krantz, Sr. a life estate, for and during his natural lifetime. Walter Krantz, Sr. died in November, 1972, at which time ownership and title to the said property became vested in Walter Krantz, Jr. and wife, Genvia Krantz, in fee simple.

The said real property is unimproved property located on Ivy Point Road, Goodlettsville, TN 37072.

The foregoing description was prepared from a survey dated June 6, 1994, by Donald W. Fortner, Registered Land Surveyor, No. 1072 (Job No. 0456).

Genvia Krantz is one and the same person as Geneva Krantz.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES HERETO WITHOUT A TITLE EXAMINATION BY THE PREPARER.

And WE, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the taxable year 1994, which are a lien but not yet due and payable, and which will be paid in full by the GRANTORS, when due.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 3rd day of August, 1994.

"GRANTORS"

Walter Krantz Jr.
WALTER KRANTZ, JR.

Genvia Krantz
GENVIA KRANTZ
a/k/a GENEVA KRANTZ

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

3259 08/05 0101 03CHECK 127.40

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER KRANTZ, JR. and wife, GENVIA KRANTZ a/k/a GENEVA KRANTZ, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 3rd day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 9/17/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $32,000.00.

James N Brent
Affiant

Sworn to and subscribed before me on this the 3rd day of August, 1994.

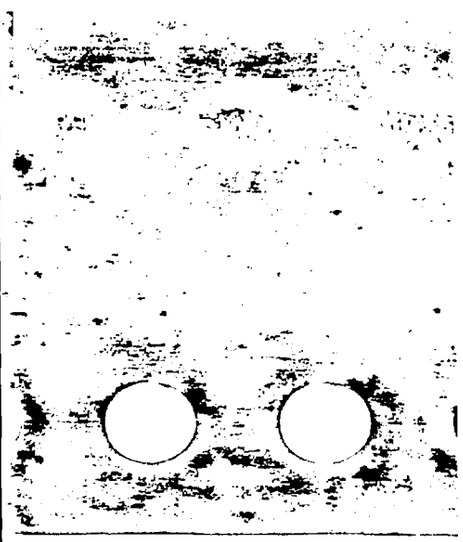
NOTARY PUBLIC

My Commission Expires: 9/17/97

78783

94 AUG -5 PM 2:21

PICK-UP





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

RECEIVED OF _____

FOR _____

BOOK 9430 PAGE 24

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 32000.00
CON TX 118.40
PRFEE 1.00
TDEED 8.00
ERR CO
~~TDEED 8.00~~
WDEED 8.00
TOTAL 127.40
CHECK 127.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78783
IDENTIF. & REFERENCE

94 AUG -5 PM 2:32

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

08/05/94 01 14:43 0001 5259

No. 821758