P. x 53

BOOK 9456 PAGE 115

THIS INSTRUMENT PREPARED BY:

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

IDENTIF. & REFERENCE

94 SEP -2 PM 3:22

DAVIDSON COUNTY, TN. REGISTER

## SPECIAL WARRANTY DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Carl D. Krantz<br>3525 Huntland Drive<br>Whites Creek, TN 37189 | Same | Map 40<br>Parcel 45<br>Fld.Bk.#14D16750 |

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, the **BANK OF GOODLETTSVILLE**, a Tennessee Banking Corporation, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **CARL D. KRANTZ**, hereinafter referred to as the "GRANTEE", his heirs or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1: Land in Davidson County, Tennessee, being Lot No. 11 on the unrecorded map of the property of W. H. Thompson at Whites Creek, Tennessee, in the 14th District, made by Lewis D. Justice, Surveyor, as follows:

BEGINNING at a point in the center of Whites Creek Pike at the corner of Lots Nos. 11 and 12; thence with the line between said Lots South 83 deg. 56 min. West 194.7 feet to the east line of Lot No. 13; thence with the line of the same, North 2 deg. 35 min. East 100 feet to the corner of an unnamed lot in said plan; thence with the line of the same, northeasterly 32.7 feet to the corner of another unnamed lot that was conveyed to Whites Creek Bank and Trust Company by deed from W. H. Thompson and wife of record in Book 1580, page 505, said Register's Office; thence, along said Bank's lot, North 83 deg. 56 min. East 177.7 feet to the center of Whites Creek Pike; thence, with the margin of same, South 7 deg. 07 min. East 100 feet to the beginning.

TRACT NO. 2: A tract of land in the 14th Civil District of Davidson County, Tennessee, being a part of Lot 12 on the unrecorded map of subdivision of a part of the W. H. Thompson property at Whites Creek, Tennessee, dated June 24, 1948, more particularly described as follows:

BEGINNING at a spike in the center of Whites Creek Pike at a point South 7 deg. 07 min. East a distance of 3.5 feet from the original northeast corner of said Lot 12, said spike being South 7 deg. 07 min. East a distance of 103.5 feet from the southeast corner of the Bank property; thence, South 85 deg. 13 min. West a distance of 194.8 feet to a concrete monument; thence, North 84 deg. 12 min. West a distance of 194.7 feet to a point, the northeast corner of said Lot 12; thence, with the center of Whites Creek Pike, South 7 deg. 07 min. East a distance of 3.5 feet to the point of beginning and containing 340.5 square feet or 0.008 acres, more or less, as per survey by Turner Engineering Company dated May 24, 1965.

BEING the same property conveyed to the Bank of Goodlettsville by Substitute Trustee's Deed from Homer R. Ayers, Substitute Trustee, of record in Book 8041, page 468, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

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, his heirs or assigns, forever.

And the GRANTOR, BANK OF GOODLETTSVILLE, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land, has a good right to convey same; and does further covenant and bind itself, its successors or assigns, that (1) the GRANTOR has done nothing to impair

such title as GRANTOR received, except as hereinabove set forth, and; (2) the GRANTOR will only warrant and defend the title against the lawful claims of all persons claiming by or through the GRANTOR, but not otherwise. 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 on this the 17th day of May, 1994.

**"GRANTOR"**

**BANK OF GOODLETTSVILLE**

BY: _____
**JOHN NORTHCUTT, Administrative Officer**

**"GRANTEE"**

_____
**CARL D. KRANTZ**

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CARL D.** 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 17th day of May, 1994.

Vonda K. Hughes
NOTARY PUBLIC

My Commission Expires: 1-25-97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN NORTHCUTT, with whom I am personally acquainted and who acknowledged himself to be the Administrative Officer for the BANK OF GOODLETTSVILLE, the bargainor, a Tennessee Banking Corporation, and as such Administrative Officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Administrative Officer.

WITNESS my hand and official seal, this the 13th day of May, 1994.

Vonda K. Hughes
NOTARY PUBLIC

My Commission Expires: 1-25-97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $1250.00.

Tina M. Gabbard
Affiant

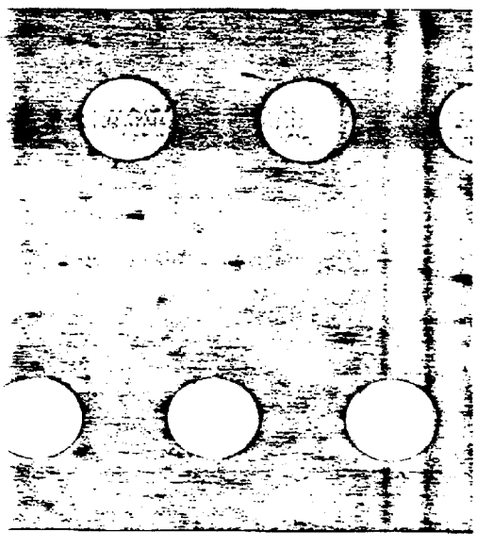
Sworn to and subscribed before me, this the 17th day of May, 1994.

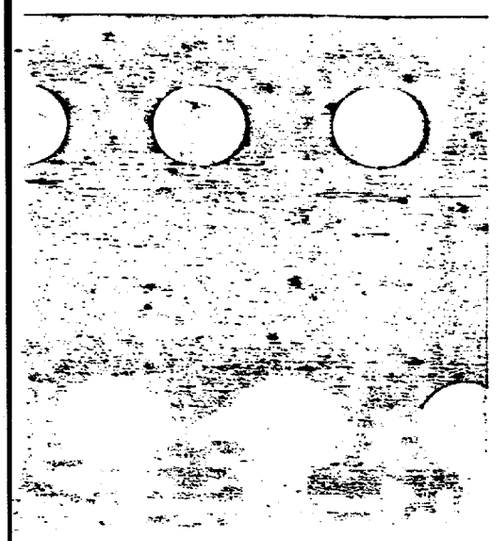
Vonda K. Hughes
NOTARY PUBLIC

My Commission Expires: 1-25-97

VONDA K. HUGHES NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

1869 09/02 0101 03CHECK 13.63





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

RECEIVED OF _____

FOR _____

BOOK 9456 PAGE 117

| | | |
|---|---|---|
| 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 | 1250.00 |
| CON TX | 4.63 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 13.63 |
| CHECK | 13.63 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0820284 05 15421 0001 5068

87784
IDENTIF. & REFERENCE

94 SEP -2 PM 3:
FELIX
DAVIDSON COUNTY, TN

**No.** 831438