BOOK 9870 PG 814

THIS INSTRUMENT WAS PREPARED BY: BONNIE S. BAGGOTT (#14741)
Attorney at Law
Suite C
3353 Union Hill Road
Post Office Box 489
Joelton, Tennessee 37080

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: REGINA ANN KLOTZ and husband, ERIC KLOTZ, 4398 Grays Point Road, Joelton, Tennessee 37080

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: REGINA ANN KLOTZ and husband, ERIC KLOTZ
4398 Grays Point Road
Joelton, Tennessee 37080

MAP & PARCEL NO: Plat Book 6050, Page 218

For and in consideration of the sum of Forty Thousand no/100 Dollars ($40,000.00) cash in hand paid, and good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged we, **MELVIN RAYMOND JOHNSON, SR.**, and wife, **EDNA RUTH JOHNSON**, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **REGINA ANN KLOTZ** and husband, **ERIC KLOTZ**, their heirs and assigns, hereinafter referred to as Grantees, a fee simple interest in that certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

> A tract of land in the Second Civil District of Davidson County, Tennessee, and being Lot No. 1 in the A. L. Krantz Subdivision of record in Plat Book 6050, Page 218, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:
>
> BEGINNING at a concrete monument in the Northerly margin of Grays Point Road, said monument being the Southwest corner of the property conveyed to Raymond W. Runnels and wife, Maria E. Runnels by deed from Stephen Harper and wife, Beverly Harper, of record in Book 5216, Page 693, of the Register's Office of Davidson County, Tennessee.
>
> THENCE, with the Northerly margin of Grays Point Road, South 27 degrees 35 minutes 58 seconds West, 118.98 feet to an iron pin;
>
> THENCE, with a curve to the right (R=311.67 feet; I= 13 degrees 02 minutes 39 seconds) a distance of 70.96 feet to an iron pin;
>
> THENCE, with a curve to the right (R=212.0 feet; I= 39 degrees 56 minutes 05 seconds) a distance of 147.76

feet to a concrete monument;

THENCE, North 2 degrees 43 minutes West, 186.81 feet to an iron pin;

THENCE, North 12 degrees 48 minutes 40 seconds West, 309.42 feet to an iron pin;

THENCE, North 45 degrees 30 minutes East, 105.90 feet to an iron pin;

THENCE, South 34 degrees 15 minutes East, 395.96 feet to the point of beginning, containing 2.01 acres, more or less.

Being a part of the same property conveyed to A. L. Krantz by deed from Toney St. Charles, Executor of H. Floto Estate, by deed of record in Book 476, Page 128, in the Register's Office of Davidson County, Tennessee. Also being part of the same property title to which vested in Theo Krantz Flair, Anita Krantz Winters and Geneva Krantz Dever by operation of law as the heirs-at-law of A. L. Krantz, deceased.

Also being part of the same property in which a one-third (1/3) interest vested in Betty Dever Petty and George Edward Dever by the last Will and Testament of Geneva Krantz Dever, deceased.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **REGINA ANN KLOTZ** and husband, **ERIC KLOTZ**, their heirs and assigns, forever; and Grantors do covenant with the said Grantee that they are 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 Grantors do further covenant and bind their heirs, successors and assigns, to warrant and forever defend the title to 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.

IN WITNESS WHEREOF, the Grantors have duly executed this Warranty Deed on this the 25th day of November, 1995.

95 11 28 0101 03CHECK 151.00

Melvin Raymond Johnson Sr.
MELVIN RAYMOND JOHNSON, SR.

Edna Ruth Johnson
EDNA RUTH JOHNSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **MELVIN RAYMOND JOHNSON, SR.**, and **EDNA RUTH JOHNSON** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Joelton, TN., on this the 28th day of November, 1995.

Sherrie Spann
NOTARY PUBLIC

My commission expires:
6-3-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 40,000.00.

Melvin Raymond Johnson Sr.
MELVIN RAYMOND JOHNSON, SR.

Edna Ruth Johnson
EDNA RUTH JOHNSON

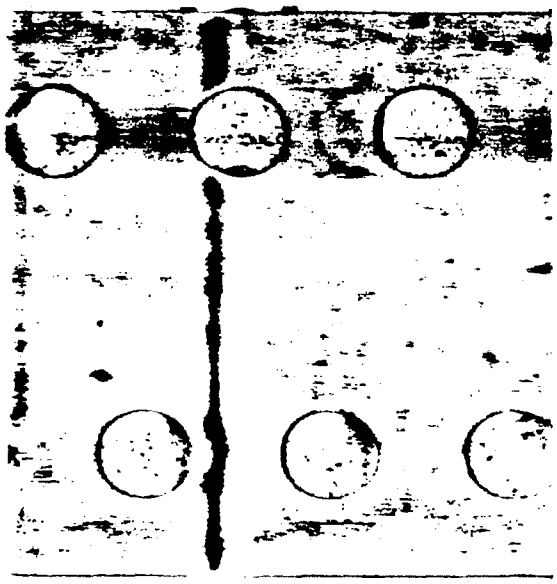
Subscribed and sworn to before me this 28th day of November, 1995.

Sherrie Spann
Notary Public
My commission expires: 6-3-96

PICK-UP

95 NOV 28 PM 3:08

012576



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

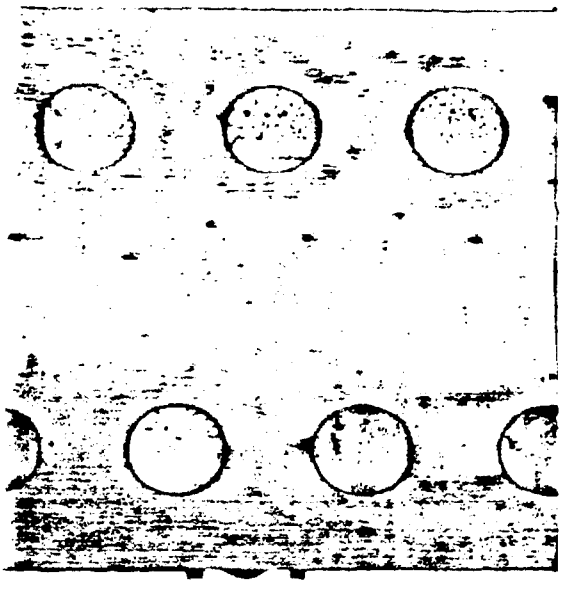
RECEIVED OF _____

FOR _____

BOOK 9870 PG 817

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	40000.00
CON TX	148.00
PRFEE	1.00
MISC	12.00
TOTAL	161.00
CHECK	161.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/28/95 01 15:11 0001 2267

0126576

IDENTIFICATION REFERENCE

95 NOV 28 PM 3:09

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 980792