BOOK 10126 PG 340

MAIL

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Carl D. Krantz, et ux 3525 Huntland Dr. Whites Creek, TN 37189	Same as New Owner	Map 66 Parcel 18 Field Book 13D 46920

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, FREDRIC D. DINGMAN, SR., unmarried, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto CARL D. KRANTZ and wife, MARGARET K. KRANTZ, 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:

TRACT NO. 1: BEING Lot No. 16 in C. B. Oglesby Subdivision at Island Branch in the 13th Civil District of Davidson County, Tennessee, and further described as follows: BEGINNING at George Swint's northeast corner where it intersects the Tennessee Central Railroad right of way; thence east with said right of way 50 feet; thence southerly to the low water mark of Cumberland River; thence westerly with said River, 50 feet to George Swint's easterly line; thence northerly with said line to the beginning point.

TRACT NO. 2: BEING Lot No. 15 in the above mentioned subdivision; being described as follows: Said Lot No. 15 fronts 50 feet on the southerly margin of the Tennessee Central Railroad right of way and runs back southerly between parallel lines to the low water mark of the Cumberland River.

BEING the same property conveyed to Fredric D. Dingman, Sr. and wife, Virginia D. Dingman, by deed from E. H. Craig, III and wife, Dollie Craig, of record in Book 5417, page 364, Register's Office for Davidson County, Tennessee. Virginia D. Dingman died on October 26, 1994, at which time the said property became vested in Fredric D. Dingman, Sr., in fee simple.

By his signature hereto, FREDRIC D. DINGMAN, SR. represents and warrants that all debts or obligations owing by Virginia D. Dingman, during her lifetime or by reason of her death, have been fully paid and satisfied.

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

This is unimproved property known as 5757 Ashland City Highway, 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 GRANTEES, their heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEES, that I am 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 year 1996, which are a lien but not yet due and payable, and which will be paid, in full, without proration, by the GRANTEES, when due.

And I, the GRANTOR, do further covenant and bind myself, my 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 17th day of July, 1996.

"GRANTORS"

FREDRIC D. DINGMAN, SR.

"GRANTEES"

CARL D. KRANTZ

MARGARET K. KRANTZ

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDRIC D. DINGMAN, SR. and CARL D. KRANTZ and wife, MARGARET K. KRANTZ, 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, at office, this the 17th day of July, 1996.

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

7158 07/19 0101 03CHECK 27.50

The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

Affiant

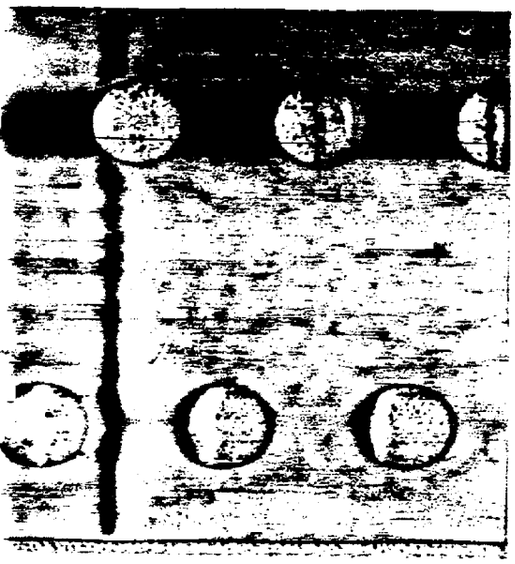
Sworn to and subscribed before me, this the 17th day of July, 1996.

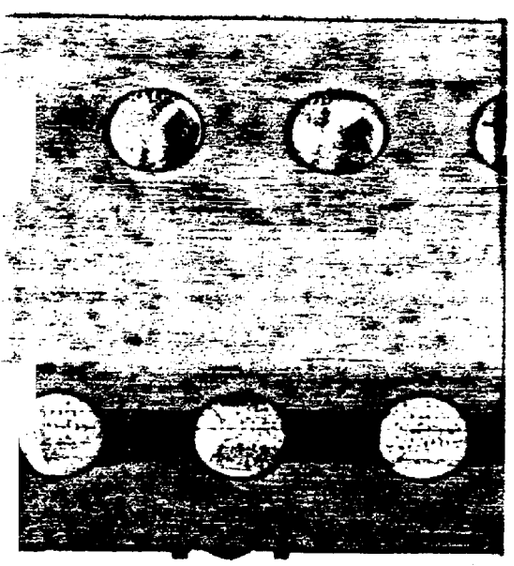
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

96 JUL 19 AM 9:59
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

02205362
IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10126 PG 342

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 5000.00
				CON TX 18.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 27.50
				CHECK 27.50
			07/19/96 01	10:03 0001 7158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0205362
IDENTIF. & REFERENCE

96 JUL 19 AM 9:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1064805