BOOK 10408 PG 868

THIS INSTRUMENT PREPARED BY:

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

6667 04/07 0101 03CHECK 267-26

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 Drive Whites Creek, TN 37189	Same as New Owner	Map 66 Parcel 19 Field Book 13D 46915

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, CHARLES WICKS, unmarried, LORETTA HICKLEN WICKS, unmarried, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do 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:

A tract of land in the 13th formerly the 25th Civil District of Davidson County, Tennessee, being Lot No. 14 as shown on a drawing incorporated in deed from C. B. Oglesby to H. H. Brown and wife, of record in Book 2041, page 538, said Register's Office, described as follows:

BEGINNING at a point on the southerly right of way line of the Tennessee Central Railroad, at a point 160 feet east of the southeast corner of the property conveyed to Leslie R. Peek and wife, by deed from C. B. Oglesby of record in Book 2093, page 73, said Register's Office, being also the corner of Lots 13 and 14 on the said plan; thence with southerly line of the said railroad right of way, westerly 50 feet to the corner of Lots Nos. 14 and 15 and from this frontage on said right of way extending back between parallel and from this frontage on said right of way extending back between parallel lines 115 feet, more or less, to the low frontage mark of the Cumberland River.

BEING the same property conveyed to Charles Wicks and Loretta Hicklen Wicks by deed from Milburn J. Moore and wife, E. Ruth Moore, of record in Book 8018, page 862, and corrected in Book 8024, page 963, 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.

The current mailing address for said property is 5753 Hydes Ferry Pike, Nashville, TN 37218.

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 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 year 1997, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Deed Book 2041, page 538, said Register's Office.

3. Subject to agreement of record in Book 8021, page 851, said Register's Office.

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 4th day of April, 1997.

"GRANTORS"

Charles Wicks
CHARLES WICKS, unmarried

Loretta Hicklen Wicks
LORETTA HICKLEN WICKS, unmarried

"GRANTEES"

Carl D Krantz
CARL D. KRANTZ

Margaret K. Krantz
MARGARET K. KRANTZ

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES WICKS, unmarried, and LORETTA HICKLEN WICKS, unmarried, 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 4th day of April, 1997.

Patsy C. Davidson
NOTARY PUBLIC

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $69,800.00.

Carl D Krantz
Affiant

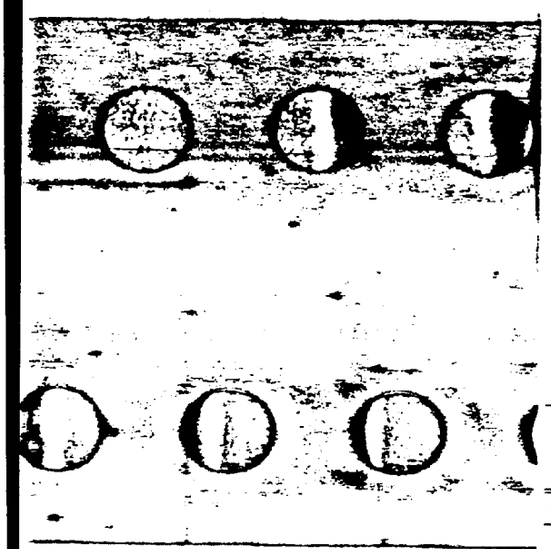
Sworn to and subscribed before me, this the 4th day of April, 1997.

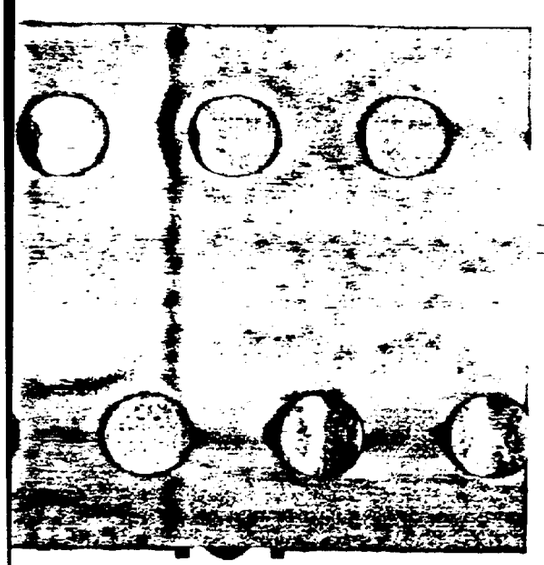
Patsy C. Davidson
NOTARY PUBLIC

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

0291925
IDENTIFICATION REFERENCE

97 APR -7 11:53:13
DAVIDSON COUNTY





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

RECEIVED OF _____

FOR _____

BOOK 10408 PG 870

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 69800.00
CON TX 258.26
PRFEE 1.00
WDEED 8.00
TOTAL 267.26
CHECK 267.26

04/07/97 01 14:45 0001 6667

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0291925
IDENTIF. & REFERENCE

97 APR -7 PM 2:43

REGISTER
DAVIDSON COUNTY, TN.

No. 1136899