BOOK 11005 PAGE 700

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 Denver Krantz, et ux<br>3525 Huntland Drive<br>Whites Creek, TN 37189 | Same as New Owner | Map 66<br>Parcels 23, 56 & 22 |

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, REGINA LYNN LYLE, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto CARL DENVER 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:

PARCEL I: A tract or parcel of land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 11 as shown on a drawing incorporated in the deed from C. B. Oglesby to Leslie R. Peek and wife, of record in Book 2093, page 72, in the Register's Office of the said County, described as follows:

BEGINNING at a point on the southerly right of way line of the Tennessee Central Railroad at a point 250 feet east of the northeast corner of the property conveyed to Grady Proctor from Frank Swint, et al, by a deed of record in Book 2092, page 295, in the Register's office of the said County, being also the corner of Lots Nos. 11 and 12 as shown on the said drawing; thence with the southerly line of the said right of way eastwardly fifty feet to the corner of Lot No. 10 and from this frontage on the said right of way extending back between parallel lines to the low-water mark of the Cumberland River.

BEING the same property conveyed to Regina Lynn Lyle by deed from Cheryl Harlan and Michael Dean Rakes, of record in Book 9369, page 862, said Register's Office.

PARCEL II: BEING Lots Nos. 7, 8 and 9 on the unrecorded plan of C. B. Oglesby Subdivision, described according to a survey made by Carl Jackson, Surveyor, dated March 30, 1948, as follows:

BEGINNING on the southerly margin of the Tennessee central Railroad right of way at the northeasterly corner of the property owned by Carl Patterson, described in Book 2652, page 611 in the Register's Office of the said County; thence with the southerly margin of Tennessee Central Railroad right of way eastwardly 142.6 feet to the easterly and westerly lines running southwardly between parallel lines to the low-water mark of the Cumberland River.

BEING the same property conveyed to Regina Lynn Lyle by deed from Phyllis L. Rakes and husband, James P. Rakes, of record in Book 9369, page 865, Register's Office for Davidson County, Tennessee.

PARCEL III: BEING Lot No. 10 in the C. B. Oglesby Subdivision at Island Branch fronting fifty feet on the southerly margin of the Tennessee Central Railroad right of way and running back southwardly between parallel lines to the low-water mark of Cumberland River.

BEING the same property conveyed to Regina Lynn Lyle by deed from Lisa Jeannine Brown of record in Book 9402, page 984, 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 5745 Ashland City Highway, Nashville, TN 37218.

GRANTOR further conveys to GRANTEES a 1994 Giles 14' x 16' mobile home bearing VIN 12329; said mobile home being underpinned and with the wheels removed, and forming a part of the property hereinabove described.

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 1998, 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 easement for flowage to the United States of America of record in Book 2155, page 301, said Register's Office.

3. Parcel III is subject to restrictive covenants of record in Book 2652, page 611, said Register's Office.

And I, the GRANTORS, 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 2nd day of July, 1998.

"GRANTOR"

Regina Lynn Lyle

REGINA LYNN LYLE, single

"GRANTEES"

Carl Denver Krantz

CARL DENVER 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, REGINA LYNN LYLE, a single woman, and CARL DENVER 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 2nd day of July, 1998.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Carl Denver Krantz
Affiant

Sworn to and subscribed before me, this the 2nd day of July, 1998.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

9385 07/06 0101 03CHECK 107.50

0458570
IDENTIFICATION REFERENCE

98 JUL -6 AM 8:27

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 11005 PAGE 703

| | | |
|---|---|---|
| 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 | 25000.00 |
| CON TX | 92.50 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 107.50 |
| CHECK | 107.50 |

07/06/98 01 08:27 0001 9385

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0458570
IDENTIF. & REFERENCE
98 JUL -6 AM 8:27
REGISTER
DAVIDSON COUNTY, TN.

**No.** 1315149