WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $90,000.00.

Affiant

Sworn to and subscribed before me on this the 20th day of July, 1998.

NOTARY PUBLIC
My Commission Expires: 3-27-99

MORTGAGEE:

NationsBank of Tennessee, N. A.
P.O. Box 31590
Tampa FL 33633-0754

ADDRESS NEW OWNER:
MILDRED KRANTZ and husband,
JOHN KRANTZ, JR.
4398 Grays Point Road
Joelton TN 37080

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 29-339.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, **WE, REGINA ANN KLOTZ and husband, ERIC KLOTZ,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **MILDRED KRANTZ and husband, JOHN KRANTZ, JR.,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of 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 the same property conveyed to Regina Ann Klotz and husband, Eric Klotz, by deed from Melvin Raymond Johnson,Sr., and wife, Edna Ruth Johnson, of record in Book 9870, page 814, Register's Office for Davidson County, Tennessee.

This is improved property known as 4398 Grays Point Road, Joelton, Tennessee, 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we 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 the same is unencumbered, except as follows:

1) 1998 Davidson County taxes have been prorated and will be paid by the Grantees when due.

2) Plan of record in Plat Book 6050, page 218, Register's Office for Davidson County, Tennessee.

And 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.

MAIL ENV.

98 JUL 23 AM 8:53
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. & REFERENCE
0465652

WITNESS our hands this the 20th day of July, 1998.

Regina Ann Klotz *
NANCY D. HOBBS, Attorney In Fact
for REGINA ANN KLOTZ
* by Nancy D. Hobbs, POA

Eric Klotz *
NANCY D. HOBBS, Attorney In Fact
for ERIC KLOTZ

STATE OF TENNESSEE
COUNTY OF SUMNER

6981 07/23 0101 03CHECK 344.00

On this 20th day of July, 1998, before me personally appeared NANCY D. HOBBS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of REGINA ANN KLOTZ and acknowledged that she executed the same as the free act and deed of REGINA ANN KLOTZ.

Charles P. Cron
NOTARY PUBLIC

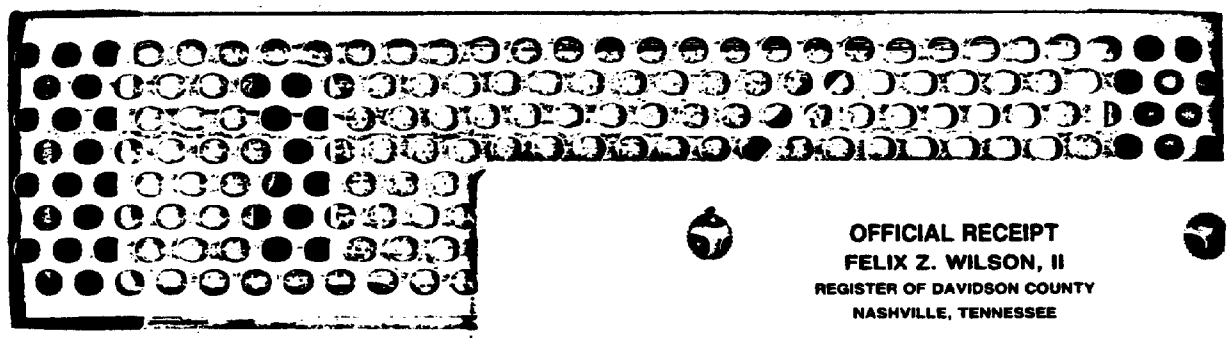
My Commission Expires: March 27, 1999

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 20th day of July, 1998, before me personally appeared NANCY D. HOBBS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERIC KLOTZ and acknowledged that he/she executed the same as the free act and deed of ERIC KLOTZ.

Charles P. Cron
NOTARY PUBLIC

My Commission Expires: March 27, 1999



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

RECEIVED OF _____

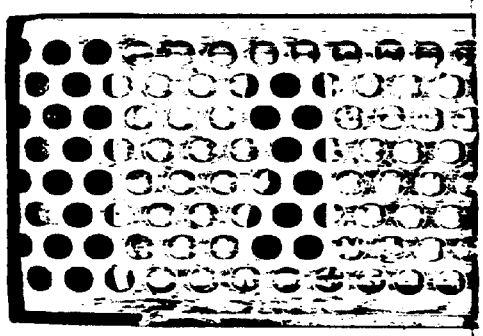
FOR _____

BOOK 11031 PAGE 465

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 90000.00	
			CON TX 333.00	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 344.00	
			CHECK 344.00	
07/23/98	01		08:57 0001 6981	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0465652
IDENTIF. ↑ REFERENCE

98 JUL 23 AM 8:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1322639