Box 1

BOOK 11143 PAGE 578

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

WARRANTY DEED

Address New Owner(s) as follows: **TOBEY PEARSON SMITH and wife, ANN CAROLYN SMITH, 2239 Union Hill Road, Joelton, TN 37080**

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Field Book No. 10D 03495, Map and Parcel No. 016.00-0 095.00.

For and in consideration of the sum of **SIXTEEN THOUSAND ($16,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **HERMAN A. KRANTZ and wife, ANITA R. KRANTZ**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **TOBEY PEARSON SMITH and wife, ANN CAROLYN SMITH,** their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved (x) unimproved ( ) property, known as **2239 Union Hill Road, Joelton, Davidson County, Tennessee 37080.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **TOBEY PEARSON SMITH and wife, ANN CAROLYN SMITH**, their heirs and assigns, forever; and 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 the same is unencumbered, except as shown herein. We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their 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.

WITNESS our hands this 23rd day of September 1998.

HERMAN A. KRANTZ

ANITA R. KRANTZ

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **HERMAN A. KRANTZ and wife, ANITA R. KRANTZ**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September 1998.

Notary Public

My commission expires 06-06-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $16,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of September 1998.

Notary Public

My commission expires 06-06-2000

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

EXHIBIT A

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey of John M. Sullivan, dated 03 July 1971, as contained in the previous Warranty Deed of record, as follows:

BEGINNING at a point in the center line of Union Hill Road at the northeasterly corner of the land conveyed to Joe V. Edwards and wife, as shown of record in Book 2339, page 601, said REgister's Office, and being the northeasterly corner of the land described herein; thence leaving said Road and along Carson Spivey's westerly boundary line with a fence (1971), South 3 deg. West, 301.7 feet; thence continuing with the same, South 2 deg. 13 feet (sic) West, 455.2 feet; thence leaving said fence, South 83 deg. 20 feet (sic) West, 108.6 feet to a point; thence North 2 deg. 13 feet (sic) East, 455.2 feet to a point; thence North 13 deg. 55 feet (sic) West, 227.2 feet to a point in the center of Union Hill Road; thence with the same, North 62 deg. 35 feet (sic) East, 78 feet to a point; thence North 61 deg. 57 feet (sic) East, 123 feet to the point of beginning, and containing 2.00 acres, more or less.

Being the same property conveyed to **HERMAN A. KRANZ and wife, ANITA R. KRANTZ**, by deed from Thomas David Baker and wife, Lois Darlene Baker, as shown of record in Book **5288**, page **733**, Register's Office for **Davidson** County, Tennessee.

This is improved (x) unimproved ( ) property, known as **2239 Union Hill Road, Joelton, Davidson County, Tennessee 37080.**

0496423

IDENTIFICATION REFERENCE

98 OCT -5 PM 3:50

REGISTER
DAVIDSON COUNTY, TN.

9839 10/05 0101 03CHECK 74.2

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

RECEIVED OF _____

FOR _____

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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 16000.00
CON TX 59.20
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 74.20
CHECK 74.20

10/05/98 01 15:52 0001 9839

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0496423
IDENTIFICATION REFERENCE

98 OCT -5 PM 3:50
BILL GARNELL REGISTER
DAVIDSON COUNTY, TN.

No. 1355109