FILE BOX 45

WARRANTY DEED

BOOK 11284 PAGE 972

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

William E. Kantz Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Kantz, Jr. (NAME)	Star Bank Mortgage (NAME)	MAP 67
PO Box 159072 (ADDRESS)	4801 Frederica Street (ADDRESS)	PARCEL 25
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Owensboro, KY 42304 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary S. Stanley, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Kantz, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

CERTAIN TRACT OR PARCEL of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1:

A TRACT of land in the 13th, formerly 25th, Civil District of said County, described according to survey made by Blanchard and Parrish, Surveyors, November 5, 1937, as follows:

BEGINNING on the northerly margin of Tennessee Highway No. 12 at a post in the westerly line of the Fox property; thence with said Fox property, westerly line, North 1° 30′ East 142.6 feet to a stake; thence North 12° 30′ West 413 feet to a stake; thence leaving said line, South 1° 30′ West 343 feet to a stake; thence South 85° 15′ West 95 feet to a stake; thence South 1° 30′ West 210 feet to a stake in the northerly margin of said highway; thence with said highway, North 85° 15′ East 200 feet to the beginning.

TRACT NO. 2:

A TRACT of land in the 13th, formerly 25th Civil District of said County, described according to survey made by G. W. Watkins, Surveyor, dated January

CONTINUED

unimproved (X)
This is improved ( ) property, known as 5124 Hydes Ferry Pike, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of January, 19 99

Mary S. Stanley

Mary S. Stanley

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary S. Stanley

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of January 1999.

Commission expires March 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0533463

IDENTIF. ↑ REFERENCE

99 JAN -6 PM 12:36

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

FILE BOX 45

LEGAL DESCRIPTION CONTINUATION

12, 1956.

BEGINNING at a point in the northerly margin of the right of way of State Highway No. 12, the same being the common corner between the tract or parcel of land owned by W. Louis Simpkins described in Book 1290, Page 324, Register's Office for Davidson County, Tennessee, and the tract of land owned by Cora Belle Taylor, described in deed of record in Book 115, Page 140, said Register's Office; thence North 1° 30' East 210 feet to the beginning point of the tract herein conveyed, and being the southwest corner of said tract; thence North 85° 15' East 95 to a point; thence North 1° 30' East 89 feet to an iron pin; thence South 85° 15' West 95 feet to an iron pin; thence South 1° 30' West 89 feet to the point of beginning.

INCLUDED BUT SPECIFICALLY EXCLUDED is the following described property:

BEGINNING at a point in the existing northerly margin of State Route 12, 16 feet, more or less, from centerline station 371+26.26; thence, with said existing northerly margin, South 89° 27' 14" West, 140.58 feet to a point in the existing northerly margin 17.97 feet from centerline station 372+70.40; thence, with said existing northerly margin and a curve concave to the south having a radius of 1945.00 feet for a distance of 58.94 feet westerly to a point in the westerly line of subject tract 20 feet, more or less, from centerline station 373+32.24; thence, with said westerly line, North 06° 28' 13" East, 33.31 feet to a point in the proposed northerly margin 52 feet from centerline station 373+23.55; thence, with said proposed northerly margin, North 88° 23' 57" East, 199.41 feet to a point in the easterly line of subject tract 52 feet from centerline station 371+26.26; thence, with said easterly line, South 05° 42' 14" West, 36.03 feet to the beginning.

BEING part of the same property conveyed to Mary S. Stanley, a married person by deed from M. Van Stanley, a married person, of record in Book 7594, Page 762, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Richard A. Booher and wife, Patricia S. Booher, to Stephen R. Josleyn, Trustee, for CityFed Mortgage Company, dated October 27, 1986, and filed for record in Book 7024, Page 711, Register's Office for said County, with an unpaid principal amount of approximately $40,290.35, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

9294 01/06 0101 03CHECK 227.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11284 PAGE 975

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

EXMPT 5500.00

CON TX	212.75
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	227.75
CHECK	227.75

01/06/99 01 12:34 0001 9294

05334463

IDENTIF. & REFERENCE

99 JAN -6 PM 12:36

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408674