INSTRUMENT PREPARED BY:
LOCKERT LAW FIRM, 105 SYCAMORE ST., ASHLAND CITY, TN 37015

WARRANTY DEED

BOOK 11377 PG. 369

NAME AND ADDRESS OF NEW OWNER: HARRY F. KRANTZ and BARBARA JILL KRANTZ
SEND TAX STATEMENTS TO SAME 6092 CLARKSVILLE HIGHWAY
MAP/PARCEL JOELTON, TN 37080

FOR AND IN CONSIDERATION of the sum TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, BILLIE SUE MCMAHAN, JIMMY CLARENCE REDIKER and LARRY DANIEL REDIKER, heirs of CLARENCE REDIKER, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto the said HARRY F. KRANTZ AND WIFE, BARBARA JILL KRANTZ, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in 14th Civil District of Davidson County, State of Tennessee, described as follows:

TRACT ONE: Land fronts 77.06 feet on the easterly side of Clarksville Highway and is described by metes and bounds according to a survey of Solon E. Davis, Engineer, made August 2, 1956, as follows: BEGINNING at a point in the easterly right of way line of the Clarksville Highway 665 feet southerly from the intersection of said right of way line with the boundary line between the lands of Johns and Mrs. Elsie Felts Binkley, et al., thence South 80 deg. 09′ East 386.2 feet to a stake; thence South 5 deg. 50′ West 200 feet to a stake; thence North 82 deg. 31′ 30′ West 344.61 feet to a stake; thence North 13 deg. 0′ West 148.24 feet to a point in the easterly right of way line of said Clarksville Highway; thence northerly with said right of way line 77.06 feet to the point of beginning, and containing 1.79 acres, more or less.

AND BEING the same property conveyed to Clarence E. Rediker and wife, Esther Rediker, by deed from Robert E. Nichols and wife, Bertha Nichols, of record at Book 2739, page 539, Register's Office for Davidson County, Tennessee.

TRACT TWO: A small triangular tract of land in the 14th formerly the 24th Civil District of Davidson County, Tennessee, located on the east side of State Highway 112, described according to a survey made by C. J. Carney, Surveyor, under date of April 5, 1961, which is generally described as follows: BEGINNING at a point in the east margin of said Tennessee State Highway 112; thence South 13 deg. 30′ East 148.5 feet to an iron pin; thence North 82 deg. 30′ West 65 feet to the easterly margin said Tennessee Highway No. 112; thence North 12 deg. East 140.5 feet to said point of beginning, 0.10 acres.

AND BEING the same property conveyed to Clarence E. Rediker and wife, Esther Rediker, by deed from William Yunker and wife, Ethel Yunker, of record at Book 3286, page 391, Register's Office for Davidson County, Tennessee.

Ester Rediker having since died leaving Clarence E. Rediker as tenant by the entirety; Clarence E. Rediker having since died leaving his property by will to his children, Billie Sue McMahan, Jimmy Clarence Rediker and Larry Daniel Rediker, Case Number 98P-1644, Probate Court for Davidson County, Tennessee.

THIS DEED is prepared from information of prior deed furnished by Grantor.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 GRANTESE 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.

Whenever 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 OUR HANDS, this the 8th day of March, 1999.

Billie Sue McMahan
BILLIE SUE MCMAHAN

JIMMY CLARENCE REDIKER

LARRY DANIEL REDIKER

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, BILLIE SUE MCMAHAN, JIMMY CLARENCE REDIKER AND LARRY DANIEL REDIKER, with whom I am personally acquainted (or proved to me on basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Ashland City, Tennessee, this the 8th day of March, 1999.

V. Joyce Loyd
NOTARY PUBLIC

MY COMMISSION EXPIRES:
May 8, 2002

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration for this transfer or value of the property, (whichever is greater) is $115,000.00.

Harry J. Kurtz
AFFIANT

Sworn to and subscribed before me, this the 8th day of March, 1999.

V. Joyce Loyd
NOTARY PUBLIC

MY COMMISSION EXPIRES:
May 8, 2002

0559081

IDENTIF. & REFERENCE

99 MAR 10 AM 9:51

HILL COUNTY REGISTER
DAVIDSON COUNTY, TN.

MAIL FAX

6480 02/10 0101 03CHECK 436.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11377 PG. 371

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

0559081

IDENTIF. & REFERENCE

99MAR 10 AM 9:51

REGISTER
DAVIDSON COUNTY, TN.

CAMT

115000.00

CON TX	425.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	436.50
CHECK	436.50

03/10/99 01 09:50 0001 6480

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435630