THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

Instr:200004190039433 Page: 1 OF 2
REC'D FOR REC 04/19/2000 3:30:02PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $621.60

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Thomas L. Krantz, et ux 3525 Huntland Drive Whites Creek, TN 37189	Same as New Owner	Map 39 Parcel 210

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, CARL D. KRANTZ and wife, MARGARET KRANTZ, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto THOMAS L. KRANTZ, SR. and wife, LINDA G. 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:

BEING Lot No. 16 on the Plan of Hickory Hollow Resubdivision of Reserve Parcels B, C and D of record in Plat Book 4675 at page 152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Carl D. Krantz and wife, Margaret Krantz, by deed from J. B. Regen III of record in Book 6512, page 366, 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 3525 Huntland Drive, Whites Creek, TN 37189.

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, the 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, and which will be paid, in full, without proration, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the Plan of record in Plat Book 4675, page 152, said Register's Office.

3. Subject to Restrictive covenants of record in Book 4942, page 11 and Book 6011, page 163, said Register's Office.

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES, WITHOUT A TITLE SEARCH BY THE PREPARER.

And, we, the 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

CARL D. KRANTZ

MARGARET KRANTZ

"GRANTEES"

THOMAS L. KRANTZ, SR.

LINDA G. KRANTZ

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL D. KRANTZ and wife, MARGARET KRANTZ, and THOMAS L. KRANTZ, SR. and wife, LINDA G. 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 18th day of April, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $168,000.00.

Affiant

Sworn to and subscribed before me, this the 18th day of April, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001