THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 10/02/00 15:01 3pgs
Fees:15.00 Taxes:555.00
20001002-0097332

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Alvin H. Krantz, et ux P. O. Box 867 White House, TN 37188	Same as New Owner	Map 18-16 Parcel 27

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, JERRY RAY SPURLOCK and wife, GLENDA B. SPURLOCK, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto ALVIN H. KRANTZ and wife, JANA 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:

TRACT I: Land in the Tenth Civil District of said County as per survey by J.R. Scott, Surveyor, September 11, 1948, known as part of Lot No. 3 on the Map of Utley lands, beginning at a point in center of Old Springfield and Nashville Road, Main Street, Goodlettsville, TN, said point being 20 feet east of an iron stake in the west right-of-way of said Highway No. 41, the southeast corner of this lot and George McMurtry's N.E. corner; thence with said pike North 17-1/2 deg. West 135 feet to a point 20 feet east of a stake in the right-of-way of U.S. 41, corner of S.C. Dorris, Sr.; thence South 81-1/4 deg. West 170 feet; thence South 17-1/2 deg. East 135 feet corner of S.C. Dorris, Jr. in McMurtry's line being 223 feet east of the S.W. corner of Lot No. 4; thence North 81-1/4 deg. East 170 feet to the beginning.

TRACT II: Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Subdivision of a 27 acre tract, not of record, described according to a survey made by Erie Drake, County Surveyor, February 7, 1931, as follows:

Beginning in the center of Main Street, being the center of the Old Nashville and Springfield Pike, at the northeast corner of the property conveyed to Edd B. Young, et al, by deed from S.C. Dorris, Jr., and wife, of record in Book 1644, page 623, Register's Office for said County; thence with the northerly line of said property, South 81-1/4 deg. West 170 feet to the northwest corner of said property; thence North 17-1/4 deg. West 25 feet; thence eastwardly to the center of Main Street; thence with the center of Main Street South 17-1/4 deg. East 25 feet to the beginning.

Being the same property conveyed to Jerry Ray Spurlock and wife, Glenda B. Spurlock, by deed from the Estate of Lois J. Henderson and Lila J. Franklin and James H. Henderson, of record in Deed Book 8822, page 350, in the 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 508 N. Main St., Goodlettsville, TN 37072.

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 will be paid, in full, without proration, by the GRANTEES, when due.

2. Subject to easement for sanitary sewers granted to the City of Goodlettsville of record in Book 4363, page 153, said Register's Office (applicable to Tract II only).

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"

JERRY RAY SPURLOCK

GLENDA B. SPURLOCK

"GRANTEES"

ALVIN H. KRANTZ

JANA KRANTZ

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY RAY SPURLOCK and wife, GLENDA B. SPURLOCK, and ALVIN H. KRANTZ and wife, JANA 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 29th day of September, 2000.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
DAVIDSON

My Commission Expires December 8, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Sworn to and subscribed before me, this the 29th day of September, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001