Davidson County DEEDWARR
Recvd: 07/28/03 17:36 2pgs
Fees:13.00 Taxes:38.85
20030728-0105517

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

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Thomas Lee Krantz, et ux 132 Joshua's Run Goodlettsville, Tn. 37072	Same as New Owner	Map 59-16 Parcel 180

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, G. R. ROGERS, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto THOMAS LEE KRANTZ and wife, LINDA GAIL 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. 20 on the Plan of Hickory Heights described according to a survey made by Z. J. Wilkerson, May 22, 1948 as follows:

BEGINNING on the west margin of Manila Street, now known as Old Mathews Road, at the common corners of Lots No. 20 and 21, said beginning point also being 90.5 feet south of the north line of the Hickory Heights Subdivision; running thence with the line between Lots No. 20 and 21 westward 150 feet to the common corners of Lots No. 20, 21, 25 and 26, running thence 50 feet southward along the line between Lots No. 20 and 26; running thence eastward 150 feet along the line between Lots No. 19 and 20 to the west margin of Manila Street; running thence northward along the west margin of Manila Street 50 feet to the point of beginning.

BEING the same property conveyed to G. R. Rogers by Quitclaim Deed from Billy W. Vaughn and wife, Irene Vaughn, of record in Instrument No. 20021206-0150909, 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 2817 Old Mathews Road, Nashville, TN 37207.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am 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 2003, which are a lien, but not yet due and payable, and which will be paid, in full, without proration, by the GRANTEES, when due.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

"GRANTOR"

G. R. ROGERS, a single man

"GRANTEES"

THOMAS LEE KRANTZ

LINDA GAIL KRANTZ

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, G. R. ROGERS, a single man, and THOMAS LEE KRANTZ and wife, LINDA GAIL 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 22nd day of July, 2003.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $10,500.00.

Affiant

Sworn to and subscribed before me, this the 22nd day of July, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005