Davidson County DEEDWARR
Recvd: 08/20/03 14:49 2pgs
Fees:13.00 Taxes:11.10
20030820-0120889

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.
Carl D. Krantz, et ux 5753 River Trace Nashville, TN 37218	Same as New Owner	Map 66 Parcel 17

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, NORMA PROCTOR HARVISON, joined by her husband, CHARLES HARVISON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto CARL D. KRANTZ and wife, MARGARET K. 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:

A tract of land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point on the southerly right of way line of the Tennessee Central Railroad 875 feet east of the railroad bridge over Island Branch; thence southwardly to the low water mark of Cumberland River; thence with same eastwardly 225 feet to E. Rice's southwest corner; thence with said Rice's westerly line northwardly to said southerly right of way line of the Tennessee Central Railroad; thence with same westwardly 225 feet to the beginning.

BEING the same property conveyed to Norma Proctor Harvison by deed from Gary Proctor, reserving in himself an estate for and during his natural life, of record in Instrument No. 20010710-0073629, Register's Office for Davidson County, Tennessee. And, the said Gary Proctor died on March 24, 2003, at which time his life estate was relinquished.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The mailing address for the said property is 5761 River Trace, Nashville, TN 37218.

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.

THIS INSTRUMENT PREPARED UPON INFROMATION FURNISHED BY THE PARTIES.

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 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, 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.

Joinder of Spouse: CHARLES HARVISON, husband of NORMA PROCTOR HARVISON, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

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

"GRANTORS"

Norma Proctor Harvison
NORMA PROCTOR HARVISON

Charles Harvison
CHARLES HARVISON

"GRANTEES"

Carl D. Krantz
CARL D. KRANTZ

Margaret K. Krantz
MARGARET K. KRANTZ

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORMA PROCTOR HARVISON and wife, CHARLES HARVISON, and CARL D. KRANTZ and wife, MARGARET K. 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 14th day of August, 2003.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $3,000.00.

Carl D. Krantz
Affiant

Sworn to and subscribed before me, this the 14th day of August, 2003.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005