Davidson County DEEDWARR
Recvd: 08/03/04 15:36 3pgs
Fees:18.00 Taxes:1618.75
20040803-0093042

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, Sr., et ux 5753 River Trace Nashville, TN. 37218	Same as New Owner	Map 30 Parcel 54

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, ESTATE OF GRADY PROCTOR, deceased, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto CARL D. KRANTZ, SR. and wife, MARGARET KATHRYN 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 or parcel of land in the First Councilmanic District of Davidson County, Tennessee, described as Tract #1 on an unrecorded survey for Wayne Proctor by Steven E. Artz, Tennessee Land Surveyor No. 1708, dated March 2, 2004, being more particularly and specifically described as follows, to-wit:

Beginning at a concrete monument (old), in the northerly margin of Clarksville Highway (U.S. Highway 41-A), the southwest corner of a tract of land which belongs to Melvin H. Smalley, having a deed reference in Instrument Number 20021115-142121, Register's Office for Davidson County, Tennessee, the southeast corner of this tract, and continuing with the northerly margin of Clarksville Highway, as follows: North 55 deg. 25'05" West, 117.04' to an iron pin (new); thence, with a curve to the right, having a radius of 2257.00', an arc distance of 116.25', and a chord bearing of North 53 deg. 56'33" West, 116.23' to a rail road spike (new), in the northerly margin of Clarksville Highway, the southeast corner of a tract of land which belongs to James A. Crossman, having a deed reference in Book 5662, Page 787, Register's Office for Davidson County, Tennessee; thence, North 36 deg. 27'13" East, passing through two buildings, and continuing in all 346.63' to an iron pin (new), in the easterly boundary of said tract of land which belongs to James A. Crossman, a corner of a tract of land which belongs to Grady Proctor, having a deed reference in Book 4088, Page 738, Register's Office for Davidson County, Tennessee; thence South 87 deg. 10'14" East, 64.62' to an iron pin (new), in the southerly boundary of said tract of land which belongs to Grady Proctor, a corner of a second tract of land which belongs to Grady Proctor, having a deed of reference in Book 2700, Page 171, Register's Office for Davidson County, Tennessee; thence, South 49 deg. 01'25" East, 151.06' to an iron pin (old), in the southerly boundary of said second mentioned tract of land which belongs to Grady Proctor, the northwest corner of said tract of land which belongs to Melvin H. Smalley; thence, South 31 deg. 57'07" West, 367.01', to the point of beginning, containing 1.87 acres, more or less.

BEING the same property conveyed to Grady Proctor by deed from William Gifford of record in Book 4452, page 637 and re-recorded in Book 4459, page 939, Register's Office for Davidson County, Tennessee. And, the said Grady Proctor died, testate, on March 24, 2003. The Last Will and Testament of Grady Proctor filed for probate

in the Seventh Circuit Court for Davidson County, Tennessee on April 21, 2003, gave full power and authority to the Executor, Grady Wayne Proctor, to sell the real property of the decedent without the joinder of any beneficiary.

The said property is located at 5526 Clarksville Pike, Joelton, Tennessee 37080.

The foregoing description was prepared from a survey by Steven E. Artz, Tennessee Land Surveyor No. 1708, dated March 2, 2004,

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 the GRANTOR does covenant with the said GRANTEES, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to Reciprocal Deed of Easement between the Estate of Grady Proctor and James A. Crossman and wife, Mary B. Crossman, of record in Instrument No. 20040728-0090031, Register's Office for Davidson County, Tennessee.

3. Subject to Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7464, page 184, Register's Office for Davidson County, Tennessee.

4. Subject to any and all matters as they may appear on the unrecorded survey by Steven E. Artz, Tennessee Land Surveyor No. 1708, dated March 2, 2004.

And, the GRANTOR does further covenant and bind itself, its successors or assigns 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"

Estate of Grady Proctor, deceased

BY: Grady Wayne Proctor Executor
GRADY WAYNE PROCTOR, Executor

"GRANTEES"

Carl D. Krantz Sr
CARL D. KRANTZ, SR.

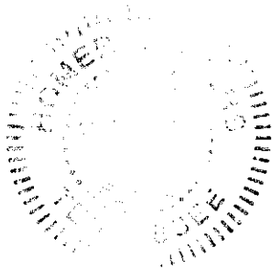
Margaret Kathryn Krantz
MARGARET KATHRYN KRANTZ

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GRADY WAYNE PROCTOR and CARL D. KRANTZ, SR. and wife, MARGARET KATHRYN 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 2nd day of August, 2004.

NOTARY PUBLIC



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $437,500.00.

Affiant

Sworn to and subscribed before me, this the 2nd day of August, 2004.

NOTARY PUBLIC

