Davidson County DEEDWARR
Recvd: 11/30/04 10:59 3pgs
Fees:18.00 Taxes:185.00
20041130-0142067

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 19th day of November, 2004, by and between MARVIS E. KRANTZ, TRUSTEE, AND ELSIE E. KRANTZ, TRUSTEE* hereinafter called Grantors, and JOE N. SMITH, MARRIED, hereinafter called Grantee.

MK
EK

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MARVIS E. KRANTZ, TRUSTEE, AND ELSIE E. KRANTZ, TRUSTEE,* as Grantors, do hereby bargain, sell, transfer and convey unto JOE N. SMITH, MARRIED,hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

MK
EK

This is unimproved property known as 7146 & 7152 DOUGLAS ROAD, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Marvis E Krantz trustee
MARVIS E. KRANTZ, TRUSTEE
Signature of Seller

Elsie E Krantz, Trustee
ELSIE E. KRANTZ, TRUSTEE
Signature of Seller

*AND THEIR SUCCESSOR TRUSTEES, OF THE MARVIS E. KRANTZ AND ELSIE E. KRANTZ REVOCABLE LIVING TRUST,

TRUSTEE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, MARVIS E. KRANTZ and ELSIE E. KRANTZ, TRUSTEES, AND THEIR SUCCESSOR TRUSTEE OF THE MARVIS E. KRANTZ AND ELSIE E. KRANTZ REVOCABLE LIVING TRUST with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged THEMSELVES to be TRUSTEES of **THE MARVIS E. KRANTZ AND ELSIE E. KRANTZ REVOCABLE LIVING TRUST**, the within named bargainor, and that THEYas such **TRUSTEES**, executed the foregoing instrument for the purpose therein contained, by signing the name of the TRUST by THEMSELVES as **TRUSTEES.**

Witness my hand, at office, in JOELTON, TENNESSEE, this **19th** day of **November, 2004.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

JOE N. SMITH, MARRIED

7174 WHITES CREEK PIKE
JOELTON, TENNESSEE 37080

Property Address:

7146 & 7152 DOUGLAS ROAD
JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

Same

JOELTON

Map & Parcel #: MAP 14, PARCEL 63 & 64

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$50000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Barbara B. Minnie
Affiant

Sworn to and subscribed before me, a Notary Public, this 19 day of **November, 2004.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-240J

EXHIBIT 'A'

Being Lot No. 28 in the division of the Bidwell Property in the 14th Civil District of Davidson County, Tennessee, described according to a map made by Hickerson & Hickerson, dated May 31, 1965, as follows: Beginning in the east margin of Douglas Road, at the corner of lots 28 and 29; thence northerly with said Road, 162 feet to the corner of lots No. 27 and 28; thence along the line between said lots, south 80 degrees 28' east 572 feet to an iron pin in the west line of lot No. 10; thence along the line between lots Nos. 10 and 28, south 6 degrees west 155 feet to the corner of Lots 28 and 29; thence with the line between said lots, north 80 degrees 25' West 615 feet to the beginning.

Being the same property conveyed to Marvis E. Krantz and Elsie E. Krantz, Trustees, and their Successor Trustees, of the Marvis E. Krantz and Elsie E. Krantz Revocable Living Trust, their heirs, and assigns, by Quitclaim Deed from Marvis E. Krantz and Elsie E. Krantz, of record in Instrument Number 20031020-0154467, Register's Office for Davidson County, Tennessee.

Being Lot No. 29 in the division of the Bidwell Property in the 14th Civil District of Davidson County, Tennessee, described according to a map made by Hickerson & Hickerson, dated May 31, 1965, as follows: Beginning in the east margin of Douglas Road, at the corner of lots 29 and 30; thence northerly with said Road, 150 feet to the corner of lots No. 28 and 29; thence with the line between said lots, south 80 degrees 25' east 615 feet to an iron pin in the west line of lot No. 10; thence with the line between lots Nos. 10 and 29, south 6 degrees west 145 feet to an iron pin; being the corner of lots Nos. 29 and 30; thence with the line between said lots, north 80 degrees 39' west 670 feet to the beginning.

Being the same property conveyed to MARVIS E. KRANTZ AND ELSIE E. KRANTZ, TRUSTEES, AND THEIR SUCCESSOR TRUSTEES, OF THE MARVIS E. KRANTZ AND ELSIE E. KRANTZ REVOCABLE LIVING TRUST, by Quitclaim Deed from MARVIS E. KRANTZ AND ELSIE E. KRANTZ, of record as Instrument Number 20031020-0154469, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 14, PARCEL 63).

2. Restrictions as set out in deed, of record in Book 4261, page 300, Register's Office for DAVIDSON County, Tennessee (only Lot 28).

3. Unrecorded easements for roads and utilities, if any.