Davidson County DEEDWARR
Recvd: 12/06/04 09:51 3pgs
Fees:18.00 Taxes:847.30
20041206-0144604

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 JOE N. SMITH and ELIZABETH C. SMITH, HUSBAND AND WIFE, hereinafter called Grantors, and MARVIS E. KRANTZ and ELSIE E. KRANTZ, HUSBAND AND WIFE, hereinafter called Grantees.**

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, JOE N. SMITH and ELIZABETH C. SMITH, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto MARVIS E. KRANTZ and ELSIE E. KRANTZ, HUSBAND AND WIFE,hereinafter referred to as Grantees, their 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.

This is improved property known as 7176 BIDWELL ROAD, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees 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 Grantees, their 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.

JOE N. SMITH
Signature of Seller

ELIZABETH C. SMITH
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOE N. SMITH and ELIZABETH C. SMITH, HUSBAND AND WIFE, the within named bargainors, 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 19 day of November, 2004.

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

MARVIS E. KRANTZ and ELSIE E. KRANTZ, HUSBAND AND WIFE

7176 BIDWELL ROAD
JOELTON, TENNESSEE 37080

Property Address:

7176 BIDWELL ROAD
JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

MARVIS E. KRANTZ AND ELSIE E. KRANTZ
7176 BIDWELL ROAD
JOELTON, TENNESSEE 37080

Map & Parcel #: MAP 14, PARCEL 199

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 **$229000** 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.

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 04-241J

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Final Plat of Faith Place, of record in Plat Book 7900, page 292, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOE N. SMITH AND ELIZABETH C. SMITH (collectively, "Grantees"), Grantees' successors, heirs and assigns, by Warranty Deed from JOE N. SMITH, TRUSTEE UNDER THE SUPPLEMENTAL NEEDS TRUST OF ALMA N. SMITH; JOE N. SMITH; AND JOY PATTERSON (collectively "Grantors"), of record as Instrument Number 20040514-0056788, 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 199).

2. All matters as set forth on the Final Plat of Faith Place, of record in Plat Book 7900, page 292, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants of record in Book 8575, page 1, Register's Office for DAVIDSON County, Tennessee.

also #20041206-0144603