WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/04 12:14 2 pgs
Fees:13.00 Taxes:547.60

20041230-0154715

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF December 2004

Notary Public

MY COMMISSION EXPIRES: 9-22-07
(NOTARY SEAL)

DANIEL L. WISCHHOP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Slessinger	Mortgage Investors Group	MAP 014
(NAME)	(NAME)	
7253 Bidwell Road	8320 E. Walker Springs Lane	PARCEL 043.03
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William D. Krantz and wife, Ann J. Krantz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, David L. Slessinger and Michelle M. Steidl, both unmarried as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by D. E. Boner and and E. Medlin, Surveyors, dated April 12, 1963, as follows:

Beginning at a point on the westerly margin of Bidwell Road, North 2 deg. 30' East 3700 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road, North 2 deg. 30' East 150 feet; thence North 87 deg. 30' West 791.48 feet; thence South 2 deg. 29' West 150 feet; thence South 87 deg. 30' East 791.44 feet to the beginning, containing 2.72 acres more or less.

BEING the same property conveyed to William D. Krantz and wife, Helen S. Krantz by Warranty Deed dated April 29, 1966, from W.N. Smith and wife, Alma N. Smith of record in Book 4012, page 279, Register's Office for Davidson County, TN (Helen S. Krantz having since died)

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Ann j. Krantz joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 7253 Bidwell Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29th day of December, 2004

William D. Krantz

William D. Krantz

Ann J. Krantz

Ann J. Krantz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William D. Krantz and wife, Ann J. Krantz

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this the 2nd day of December 2004.

Commission expires

Notary Public

DANIEL L. BUECHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public