THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **200,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2005. Notary Public MY COMMISSION EXPIRES: 3-26-05 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/19/05 11:24 2 pgs
Fees:13.00 Taxes:740.00

20050119-0006696

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Lantz	C/O Caren Joy Dickson	MAP 118-13
458 East Jefferson	218 Third Avenue North	PARCEL 61
Pomona, California 91767	Franklin, TN 37064	
(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, **I, Stephanie Reich, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John W. Lantz, a married man as his sole and separate property**

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 Davidson County, Tennessee, being Lot No. 79 on the Map of Section 1, Oriental Golf Club Subdivision, not of record, described according to a survey made by Z. J. Wilkinson, surveyor, dated December 17, 1938, and more fully described as follows:

SAID Lot No. 79 begins on the northerly margin of Caldwell Lane at a point 478.40 feet west of the westerly margin of 10th avenue South, now Leland Lane, said point being the common front corner of Lots Nos. 78 and 79; thence, with the line between the two said Lots, northwardly 200.0 feet to a point; thence, with the line between Lots Nos. 65 and 79, westwardly 75.0 feet to a point; thence, with line between Lots Nos. 79 and 80, southwardly 200.0 feet to the northerly margin of Caldwell Lane; thence, with the margin of Caldwell Lane, eastwardly 75 feet to the beginning.

BEING the same property conveyed to Stephanie Reich, unmarried, by deed from Nader Nasseh, married of record in Book 11560, page 188, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **1012 Caldwell Lane, Nashville, TN 37204.**

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 my hand this the 18th day of January, 2005.

x _____
Stephanie Reich

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 **Stephanie Reich** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of January, 2005.

My Commission expires May 24 2008

Notary Public

P. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of January, 2005.

My Commission expires _____

_____
Notary Public