Davidson County DEEDWARR
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Fees:53.00 Taxes:122.84
20050523-0058092

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 13th day of May, 2005, by and between EFFIE RUFF, UNMARRIED, CALVIN RUFF, A MARRIED MAN, H. MICHAEL BENNETT, A MARRIED MAN, JASON A. BENNETT, A MARRIED MAN, TAMMY RUFF, UNMARRIED, AND LINDSAY A. BENNETT, UNMARRIED, hereinafter called Grantors, and JOHN KRANTZ and MILDRED 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, EFFIE RUFF, UNMARRIED, CALVIN RUFF, A MARRIED MAN, H. MICHAEL BENNETT, A MARRIED MAN, JASON A. BENNETT, A MARRIED MAN, TAMMY RUFF, UNMARRIED, AND LINDSAY A. BENNETT, UNMARRIED, as Grantors, do hereby bargain, sell, transfer and convey unto JOHN KRANTZ and MILDRED KRANTZ, HUSBAND AND WIFE, hereinafter referred to as Grantees, his/her/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 unimproved property known as LOT 4, ASALEE'S ACRES-EATONS CREEK RD, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his/her/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, its successors and assigns, against the lawful claims of all person whomsoever.

H. MICHAEL BENNETT and MICHAEL H. BENNETT are one and the same person.

EMILY RUFF, wife of CALVIN RUFF, JANICE E. BENNETT, wife of H. MICHAEL BENNETT, SUSAN ELIZABETH BENNETT, wife of JASON A. BENNETT, join in the herein conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.

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

SEE ATTACHED SIGNATURE PAGES

Effie Ruff, By Her Attorney-in-Fact, Calvin Ruff

EFFIE RUFF, BY HER
ATTORNEY-IN-FACT, CALVIN RUFF

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a notary public in and for the above-stated county and state, CALVIN RUFF, to me known to be the person who executed the foregoing instrument on behalf of EFFIE RUFF, and acknowledged that he executed the same as the free act and deed of the said EFFIE RUFF, pursuant to that certain Specific Power of Attorney of record in INSTRUMENT NO. 20050523-0053086, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Joelton, Tennessee, on this the 13th day of May, 2005.

Howard M. Skipworth
Notary Public

My Commission expires:_____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Calvin Ruff
CALVIN RUFF
Signature of Seller

Emily Ruff
EMILY RUFF
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CALVIN RUFF, JOINED BY HIS WIFE, EMILY RUFF, 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 and official seal at Joelton, Tennessee, on this the 13th day of May, 2005.

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

H Michael Bennett by his Atty-in-fact
Jason A Bennett

H. MICHAEL BENNETT, BY HIS ATTORNEY-IN-FACT, JASON A. BENNETT

STATE OF CALIFORNIA:
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a notary public in and for the above-stated county and state, JASON A. BENNETT, to me known to be the person who executed the foregoing instrument on behalf of H. MICHAEL BENNETT, and acknowledged that he executed the same as the free act and deed of the said H. MICHAEL BENNETT, pursuant to that certain Durable Power of Attorney of record in INSTRUMENT NO. 20050509-0052085, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Los Angeles, CALIFORNIA, on this the 12th day of May, 2005.

Notary Public

My Commission expires: April 23, 2008

SHARON M. ANDERSON
Commission # 1484586
Notary Public - California
Los Angeles County
My Comm. Expires Apr 23, 2008

Janice C Bennett by her Attorney-in-fact

Jason C Bennett

JANICE E. BENNETT, BY HER ATTORNEY-IN-FACT, JASON A. BENNETT

STATE OF CALIFORNIA:
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a notary public in and for the above-stated county and state, JASON A. BENNETT, to me known to be the person who executed the foregoing instrument on behalf of JANICE E. BENNETT, and acknowledged that he executed the same as the free act and deed of the said JANICE E. BENNETT, pursuant to that certain Durable
Power of Attorney of record in INSTRUMENT NO. 20050309-0052086, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Los Angeles, California, on this the 12th day of May, 2005.

Notary Public

My Commission expires: April 23 2008

SHARON M. ANDERSON
Commission # 1484586
Notary Public - California
Los Angeles County
My Comm. Expires Apr 23, 2008

JASON A. BENNETT
Signature of Seller

SUSAN ELIZABETH BENNETT
Signature of Seller Spouse

INDIVIDUAL
STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Personally appeared before me, a Notary Public of said County and State, JASON A. BENNETT, JOINED BY HIS WIFE, SUSAN ELIZABETH BENNETT, 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 and official seal at Los Angeles, CALIFORNIA, on this the 12th day of May, 2005.

Notary Public

My Commission Expires: April 23, 2008

SHARON M. ANDERSON
Commission # 1484586
Notary Public - California
Los Angeles County
My Comm. Expires Apr 23, 2008

TAMMY RUFF
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, TAMMY RUFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, on this the 13 day of May, 2005.

Notary Public

My Commission Expires:_____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXP.
JANUARY 26, 2008

Lindsay Bennett, By Her Attorney-In-Fact Tammy Ruff

LINDSAY A. BENNETT, BY HER ATTORNEY-IN-FACT, TAMMY RUFF

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a notary public in and for the above-stated county and state, TAMMY RUFF, to me known to be the person who executed the foregoing instrument on behalf of LINDSAY A. BENNETT, and acknowledged that he executed the same as the free act and deed of the said LINDSAY A. BENNETT, pursuant to that certain Specific Power of Attorney of record in INSTRUMENT NO. 20050523-0058035 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Joelton, Tennessee, on this the 13th day of May, 2005.

Howard M. Skipworth
Notary Public

My Commission expires:_____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

JOHN KRANTZ and MILDRED KRANTZ, HUSBAND AND WIFE

4398 GRAYS POINT ROAD
JOELTON, TENNESSEE 37080

Property Address:

LOT 4, ASALEE'S ACRES-EATONS CREEK RD
JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 29, P/O PARCEL 167

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF

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 **$33200** 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 13 day of **May, 2005.**

Notary Public

My Commission Expires: _____



RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-100JD

EXHIBIT 'A'

Land in the Councilmanic District 1 of Davidson County, Tennessee as follows, to wit:

Being Lot No. 4 of the Final Plat of Asalee's Acres Subdivision, of record in Instrument Number 20050302-0023038, said Register's Office, to which plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Henry G. Schnupp and wife, Asalee Schnupp, by Warranty Deed from Casper Schnupp and wife, Josephine Schnupp, Joe F. Formosa and wife, Madge Formosa and Geraldine A. Formosa, unmarried, of record in Book 1300, page 640, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed to Asalee Schnupp from Gloria Arrington, of record in Book 7565, page 697, said Register's Office, the said Henry G. Schnupp having since died on May 12, 1983, the property vesting by operation of law in his surviving spouse, Asalee Schnupp. Asalee Schnupp died testate and unmarried on March 3, 2003, and by her Last Will and Testament which was admitted to probate by the Probate Court of Davidson County, Tennessee, Docket No. 04P-1047, and entered in Will Instrument No. 5646/1540186, the property vested in the devisees designated in the said will, namely: Violet Bennett, Effie Ruff, Calvin Ruff, H. Michael Bennett, a/k/a Michael H. Bennett, Jason A. Bennett, Tammy Ruff and Lindsay A. Bennett. Violet Bennett died on November 12, 2002, prior to the death of Asalee Schnupp, and H. Michael Bennett, a/k/a Michael H. Bennett, her only issue, subsequently entered a disclaimer of 100% of his interest under the anti-lapse statute, causing the share of Violet Bennett to lapse; therefore, the property vests in Effie Ruff, Calvin Ruff, H. Michael Bennett, a/k/a Michael H. Bennett, Jason A. Bennett, Tammy Ruff and Lindsay A. Bennett, the Grantors herein.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 29, P/O PARCEL 167).

2. All matters as set forth on the Plan of FINAL PLAT OF ASALEE'S ACRES, of record in Instrument No. 20050302-0023038, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.