This instrument prepared by:
Joe F. Gillespie, Jr.
6408-A Clarksville Highway
Joelton, Tenn. 37080

Davidson County DEEDQC
Recvd: 06/02/05 10:30 2 pgs
Fees:12.00 Taxes:0.00
20050602-0062309

New owner:	**Send tax bills to:**	**Map/Parcel Numbers:**
Joseph Franklin Krantz	**Same**	**021-00-0-176.00**
6092 Clarksville Pike		**021-00-0-177.00**
Joelton, Tennessee 37080		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $0.00 (ZERO DOLLARS).

Joseph F Krantz
Joseph Franklin Krantz

Subscribed, sworn and acknowledged before me this 4th **day of** March, **2005.**

Joe F. Gillespie
NOTARY PUBLIC

JOE F. GILLESPIE, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 9/20/2008

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of **$0.00 (ZERO DOLLARS)**, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, **BARBARA JILL KRANTZ and HARRY FRANKLIN KRANTZ,** have this day remised, released and quit claimed unto **JOSEPH FRANKLIN KRANTZ**, while reserving a life estate in ourselves, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lying in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows:

TRACT I: Land fronts 77.06 feet on the easterly side of Clarksville Highway and is described by metes and bounds according to a survey of Solon E. Davis, engineer, made August 2, 1956, as follows: BEGINNING at a point in the easterly right of way line of the Clarksville Highway 665 feet southerly from the intersection of said right of way line with the boundary line between the lands of Johns and Mrs. Elsie Felts Binkley, et al., thence South 80 deg. 09' East 386.2 feet to a stake; thence South 5 deg. 50' West 200 feet to a stake; thence North 82 deg. 31'30' West 344.61 feet to a stake; thence North 13 deg. 0' West 148.24 feet to a point in the easterly right of way line of said Clarksville Highway; thence northerly with said right of way line 77.06 feet to the point of the beginning, and containing 1.79 acres, more or less.

And being the same property conveyed by warranty deed to Harry F. Krantz and

Barbara Jill Krantz from Billie Sue McMahan, Jimmy Clarence Rediker, and Larry Daniel Rediker, the heirs of Clarence Rediker, of record, Book 11377, Page 369, Davidson County Register of Deeds Office.

TRACT TWO: A small triangular tract of land in the 14th (formerly 24th) Civil District of Davidson County, Tennessee, located on the east side of State Highway 112, described according to a survey made by C.J. Carney, Surveryor, under date of April 5, 1961, which is generally described as follows: BEGINNING at a point in the east margin of said Tennessee State Highway 112; thence South 13 deg. 30' East 148.5 feet to an iron pin; thence North 82 deg. 30' West 65 feet to the easterly margin said Tennessee Highway No. 112; thence North 12 deg. East 140.5 feet to said point of beginning, 0.10 acres.

And being the same property conveyed by warranty deed to Harry F. Krantz and Barbara Jill Krantz from Billie Sue McMahan, Jimmy Clarence Rediker, and Larry Daniel Rediker, the heirs of Clarence Rediker, of record, Book 11377, Page 369, Davidson County Register of Deeds Office.

The above conveyance is subject to life estates in the grantees, Barbara Jill Krantz and Harry Franklin Krantz. This deed was prepared from prior deeds provided by the Grantors. No title search was performed by the drafting attorney.

WITNESS OUR HANDS THIS 4th **DAY OF** March, **2005.**

Harry Franklin Krantz
HARRY FRANKLIN KRANTZ

Barbara Jill Krantz
BARBARA JILL KRANTZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the above County and State, the within named bargainors Harry Kranklin Krantz and Barbara Jill Krantz, with whom I am personally acquainted and who acknowledged they executed the within instrument for the purposes recited and contained therein.

Joe F Gillespie, Sr.
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/20/2008

JOE F. GILLESPIE, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.