PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 08/01/05 15:00 3 pgs
Fees:18.00 Taxes:133.20

20050801-0089819

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of July, 2005, by and between JENNER W. BENNETT, JR. and VICKI M. BENNETT, HUSBAND AND WIFE, hereinafter called Grantors, and JOHN W. KRANTZ, JR. and MILDRED J. 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, JENNER W. BENNETT, JR. and VICKI M. BENNETT, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto JOHN W. KRANTZ, JR. and MILDRED J. 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 unimproved property known as 5900 EATON'S CREEK 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.

Jenner W. Bennett

JENNER W. BENNETT, JR.
Signature of Seller

Vicki M. Bennett

VICKI M. BENNETT
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JENNER W. BENNETT, JR. and VICKI M. BENNETT, 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 foregoing instrument for the purposes therein contained.

Witness my hand, at Joelton, Tennessee, this 27th day of **July, 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 W. KRANTZ, JR. and MILDRED J. KRANTZ
4398 GRAYS POINT ROAD
JOELTON, TENNESSEE 37080

Property Address:

5900 EATON'S CREEK ROAD
JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

JOHN W. KRANTZ, JR. and MILDRED J. KRANTZ
4398 GRAYS POINT ROAD
JOELTON, TENNESSEE 37080

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

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 **$36000** 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 27th day of **July, 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

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-7664

EXHIBIT 'A'

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

Being Lot No. 3 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 the same property conveyed to Jenner W. Bennett, Jr. and wife, Vicki M. Bennett, by Warranty Deed from 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, of record in Instrument Number 20050523-0058090, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2006 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 record in Instrument No. 20050302-0023038, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.