This instrument was prepared by information furnished by the parties hereto. No title examination was performed by the preparer.

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 18th day of January, 2006, by and between HERBERT J. BIGGS and BARBARA G. BIGGS, HUSBAND AND WIFE, hereinafter called Grantors, and CARL D. KRANTZ and MARGARET K. 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, HERBERT J. BIGGS and BARBARA G. BIGGS, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto CARL D. KRANTZ and MARGARET K. 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 improved property known as 5625 CLARKSVILLE HWY., JOELTON, TN 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 the Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 01/23/06 08:55 3 pgs
Fees:18.00 Taxes:518.00



20060123-0008081

Herbert J Biggs
HERBERT J. BIGGS
Signature of Seller

Barbara G. Biggs
BARBARA G. BIGGS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, HERBERT J. BIGGS and BARBARA G. BIGGS, 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 within instrument for the purposes therein contained.

Witness my hand, at Madison **, TENNESSEE, this** 18 **day of January, 2006.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

CARL D. KRANTZ and MARGARET K. KRANTZ

5753 RIVERTRACE
NASHVILLE, TN 37218

Property Address:

5625 CLARKSVILLE HWY., JOELTON, TN 37080
Person Responsible for Taxes:

Same

Map & Parcel #: MAP 29, PARCEL 180

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 **140000** 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 18 day of **January, 2006.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7754

EXHIBIT 'A'

A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made November 21, 1940, by Blanchard and Parrish, Engineers, as follows: Beginning at a stake on the westerly margin of Highway No. 112, at the corner of Alessio Lane; and running thence North 87 deg. 5' west, with the northerly margin of said Lane, 403.5 feet to a planted stone and stake, Joe Ingrum's southeast corner; thence north 6 deg. 5' east, with said Joe Ingrum's eastern boundary line, 845.2 feet to a stake by the right-of-way monument; thence with the westerly margin of said Highway No. 112, south 18 deg. 55' east 159.7 feet; north 71 deg. 5' west 5 feet, south 18 deg. 55' east 526.5 feet to the beginning of a curve and with said curve 230.4 feet to the beginning, containing 3.76 acres, more or less.

Being the same property conveyed to HERBERT J. BIGGS and BARBARA G. BIGGS, HUSBAND AND WIFE, by Warranty Deed from R.V. MCMAHAN, A MARRIED MAN, AND BARBARA A. WATTS, A MARRIED WOMAN, of record in INSTRUMENT NUMBER 20040331-0035999, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 29, PARCEL 180).
2. All matters as set forth on the survey of Jason A. Bates, TN RLS No. 2197, dated January 23,2004.