Davidson County DEEDWARR
Recvd: 10/31/06 14:42 3 pgs
Fees:18.00 Taxes:592.00
20061031-0135203

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Carl D. Krantz et al 121 Bellwinds Drive Goodlettsville, TN. 37072	Same as New Owner	Map 33 Parcel 251

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, IRA ROBERT LOGAN and wife, MARCIA K. LOGAN, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto CARL D. KRANTZ and THOMAS LEE KRANTZ, as tenants in common, each owning a one-half undivided interest, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the Fourth Council District of Nashville, Davidson County, Tennessee, described according to a survey dated August 28, 2006 and revised September 27, 2006, by Ragan Smith Associates, Inc., Registered Land Surveyors, and being more particularly described as follows:

BEGINNING at a concrete monument at the northeast corner of the Hidden Springs Subdivision of record in Instrument No. 20050209-0015118, Register's Office for Davidson County, Tennessee, in the southwest corner of Lot 13, Pleasant Hill Subdivision of record in Plat Book 2900, page 69, said Register's Office, and being the northeast corner of the herein described property, thence;

1. With said Pleasant Hill Subdivision the next five calls, South 63 deg. 56 min. 40 sec. East, 253.29 feet to concrete monument (old); thence,

2. South 62 deg. 40 min. 44 sec. East, 178.06 feet to a two-inch iron pipe (old); thence,

3. South 76 deg. 58 min. 56 sec. East, 75.14 feet to an axle (old) passing the westerly margin of an unnamed road shown on Pleasant Hill Subdivision at 44.67 feet; thence,

4. South 52 deg. 21 min. 52 sec. East, 218.01 feet to a ½ inch iron pipe (old), passing through a 5/8 inch iron pipe at the easterly margin of said road at 21.22 feet; thence,

5. South 34 deg. 41 min. 43 sec. East, 27.24 feet to an iron pipe at the northwest corner of Jeffrey T. And Perri L. Piercey of record in Deed Book 11695, page 227, said Register's Office; thence,

6. Leaving said Pleasant Hill Subdivision, with the west line of said Piercey, South 03 deg. 23 min. 23 sec. West, 359.87 feet to an iron rod (new) with cap stamped Ragan Smith & Associates; thence,

7. Leaving said Piercey with a new line of division severing said Home Tract North 86 deg. 36 min. 37 sec. West, 652.96 feet to an iron rod (new) with cap stamped Ragan Smith & Associates in the easterly line of said Hidden Springs; thence,

8. North 02 deg. 14 min. 49 sec. East, 685.94 feet to the Point of Beginning, containing 357,336 square feet or 8.2 acres, more or less, as measured by the above courses and distances.

BEING a part of the same property conveyed to Ira Robert Logan and wife, Marcia K. Logan, by deed from Commerce Union Bank of record in Book 6415, page 692, Register's Office for Davidson County, Tennessee, and by deed from Curtis T. Stewart and wife, Rhonda K. Stewart, of record in Book 10792, page 349, said Register's Office.

The foregoing description was prepared from a survey dated August 28, 2006 and revised September 27, 2006, by Ragan Smith Associates, Inc., Registered Land Surveyors.

This is unimproved property located on Nella Drive, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as shown on the plan of the Ira Robert Logan property filed for record in Book 10283, page 173, said Register's Office.

3. Subject to overhead power line easements as shown on the plan of record in Book 10283, page 173, said Register's Office.

4. Subject to easement agreements for the Ira Robert Logan tracts filed for record in Book 10308, page 61, said Register's Office.

5. Subject to any and all matters shown on the unrecorded survey dated August 28, 2006 and revised September 27, 2006, by Ragan Smith Associates, Registered Land Surveyor.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

IRA ROBERT LOGAN

MARCIA K. LOGAN

"GRANTEES"

CARL D. KRANTZ

THOMAS LEE KRANTZ

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IRA ROBERT LOGAN and wife, MARCIA K. LOGAN, and CARL D. KRANTZ and THOMAS LEE KRANTZ, 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 office, this the 27th day of October, 2006.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC MY COMMISSION EXPIRES SEPTEMBER 7, 2008 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Sworn to and subscribed before me, this the 27th day of October, 2006.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC MY COMMISSION EXPIRES SEPTEMBER 7, 2008 STATE OF TENNESSEE