Davidson County DEEDWARR
Recvd: 03/05/07 14:28 3 pgs
Fees:18.00 Taxes:199.80
20070305-0027028

Prepared by:
Realty Title & Escrow Company, Inc.
1187 Old Hickory Blvd., Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $54,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2007.

Notary Public
My commission expires: 1/24/09

01-0702-25000

Address of New Owner:	Send Tax Bills to:	Tax Information
Tommy Krantz	Tommy Krantz	39-00-0-189
121 Bella Vista	SAME	
Goodlettsville, TN 37072		

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Argent Mortgage Company, LLC, by AMC Mortgage Services Inc., as servicing agent** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tommy Krantz and Denver Krantz, joint tenants with rights of survivorship**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See attached Exhibit "A".

Being the same property conveyed to Jeffrey L. Pirmez and wife, Tracie D. Pirmez by quitclaim deed from Louis H. Pirmez and wife, Judy C. Pirmez, dated 11-19-97, recorded 11-21-97, of record in Book 10692, Page 789, Register's Office for Davidson County, Tennessee. Jeffrey L. Pirmez having since died.

Further being the same property conveyed to Deborah A. Delk by deed from Tracie D. Pirmez, dated 5-20-05, recorded 6-02-05, of record in Instrument No. 20050602-0062251, Register's Office for Davidson County, Tennessee.

Furthermore being the same property conveyed to Argent Mortgage Company, LLC by deed from Successor Trustee's deed from Gordon D. Foster, Successor Trustee, dated 2-03-06, recorded 3-03-06, of record in Instrument No. 20060303-0024675, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5365 Simpkins Road, Whites Creek, TN 37189

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of February, 2007.

Argent Mortgage Company, LLC by AMC Mortgage Services Inc., as servicing agent

By: _____
Aileen Cabalu

Its: Vice-President

AMC MORTGAGE SERVICES INC INCORPORATED 2002 DELAWARE

CORPORATE ACKNOWLEDGMENT BY ATTORNEY-IN-FACT

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Aileen Cabalu, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice-President of AMC Mortgage Services Inc., as servicing agent for Argent Mortgage Company, LLC, the within named bargainor, and that she is authorized by AMC Mortgage Services Inc. to execute this instrument on its behalf and in the capacity stated therein.

Witness my hand in Orange, California, this 27th day of February, 2007.

_____
Notary Public

My Commission expires: July 14, 2010

KATHLEEN CAMERON
Commission # 1675675
Notary Public - California
Orange County
My Comm. Expires Jul 14, 2010

EXHIBIT A – LEGAL DESCRIPTION

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A SURVEY BY JOHN B. RAINEY, SURVEYOR #823, DATED APRIL 4, 1978 AND REVISED APRIL 17, 1979 AND KNOWN AS JOB NO. 77-410 AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER LINE OF SIMPKINS ROAD SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF THE HANS A. STEINMUSS LAND; THENCE WITH SAID STEINMUSS WESTERLY LINE SOUTH 48 DEGREES 29 MINUTES 25 SECONDS WEST 488.00 FEET TO AN IRON PIN; THENCE LEAVING STEINMUSS LINE SOUTH 75 DEGREES 24 MINUTES 43 SECONDS WEST 670.00 FEET TO AN IRON PIN SET AT A FENCE CORNER; THENCE WITH FENCE NORTH 57 DEGREES 04 MINUTES 16 SECONDS WEST 214.50 FEET TO AN IRON PIN; THENCE LEAVING SAID FENCE NORTH 58 DEGREES 26 MINUTES 00 SECONDS EAST 1113.27 FEET TO A SPIKE IN THE CENTER OF SAID SIMPKINS ROAD; THENCE WITH THE CENTER OF SAID ROAD SOUTH 56 DEGREES 38 MINUTES 46 SECONDS EAST 110.35 FEET; THENCE SOUTH 46 DEGREES 15 MINUTES 50 SECONDS EAST 211.98 FEET TO THE POINT OF BEGINNING.