Davidson County DEEDWARR
Recvd: 03/10/08 09:06 2 pgs
Fees:13.00 Taxes:1665.00

20080310-0023643

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$450,000.00~~.

Affiant

Subscribed and sworn to before me, this the 7th day of March, 2008.

Notary Public

My commission expires: 11-7-11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carl Denver Krantz	**Carl Denver Krantz**	**055 0050.00**
5753 River Trace	**5753 River Trace**	
Nashville, TN 37218	**Nashville, TN 37218**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Thomas E. Rogers, Jr., an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carl Denver Krantz and wife, Margaret K. Krantz

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" for legal description.

Being part of the same property conveyed to Thomas E. Rogers, Jr. and wife, Cynthia L. Rogers by deed from Village Terrace Investors, a Tennessee general partnership whose partners are Bob Parks, Melvin R. Adams, Knox Ridley and Sam Ridley, dated 9/21/92 of record in Book 8735, Page 169, Register's Office for Davidson County, Tennessee. The said Cynthia R. Rogers having quitclaimed to Thomas E. Rogers, Jr. of record in Book 9403, Page 236, said Register's Office.

This conveyance is subject to taxes for 2008 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **6105 River Trace, Ashland City, TN 37015-9433**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this 7th day of March, 2008.

Thomas E. Rogers, Jr.

EXHIBIT "A" LEGAL DESCRIPTION

Property Description
8.911 Acres

Being a tract of land in the 1st Council District of Davidson County and a portion of that property conveyed to Thomas E. Rogers Jr. in DB 9403, Pg 236 RODCT more accurately described according to a survey dated 3/07/07 and revised 2/14/08 by Tommy E. Walker R.L.S. # 1465 as follows:

Beginning at an iron pin in the northerly margin Cheatham Lake property, said pin being the most southeasterly corner of the herein described property and the most southwesterly corner of Barry Rogers (BK 20050311, Pg 35031 RODCT); Thence with said Lake property S 78°32' 36"W, 185.56' to an iron pin: Thence with the same S 87°56'30" W, 261.64' to an iron pin; Thence now leaving said Lake property N 06°48'31" E, 980.13' to an iron pin in the southerly margin of the railroad R.O.W.; Thence with the same S 70°57'53" E, 444.81' to an iron pin in the westerly line of said Barry Rogers; Thence with the same S 06°48'31" W, 787.44' to the point of beginning containing 8.911 acres more or less.

Access to the above described tract is provided by the following described, 30' wide, ingress, egress and private utility easement (running from the westerly line of the above described tract to old State Rt. 12) on and across property owned by said Thomas E. Rogers' and shown as being Map 64, Parcel 6 TAOCCT more accurately described as follows:

Beginning at an iron pin, said pin being the most northwesterly corner of the above described 8.911 acres tract; Thence S 06°48'31" W, 30.16'; Thence N 77°19'00" W, 70.24'; Thence N 28°34'56" W, 38.61'; Thence N 39°56'24" W, 55.71'; Thence N 22°42'12" W, 43.14' ; Thence N 07°11'47" E, 31.89'; Thence N 32°00'33" E, 41.69'; Thence S 70°33'39" W, 30.74'; Thence S 32° 00'33" W, 41.78'; Thence S 07°11'47" W, 17.28'; Thence S 22°42'12" E, 42.49'; Thence S 44°39'36" E, 42.91'; Thence S 28°34'56" E, 26.72'; Thence S 77°19'00" E, 53.56' to the point of beginning.

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Thomas E. Rogers, Jr.** , the bargainor(s) 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 **7th** day of **March, 2008.**

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-7-2011

TRPK