Davidson County DEEDWARR
Recvd: 08/21/08 13:22 3 pgs
Fees:18.00 Taxes:812.15
20080821-0086106

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day of August, 2008, by and between**, hereinafter called Grantors, and KEVIN FISHER and EMILY FISHER, 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,**as Grantors, do hereby bargain, sell, transfer and convey unto KEVIN FISHER and EMILY FISHER, 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 and unimproved property known as 4398 GRAYS POINT & EXTRA LOT, 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 and representatives, to warrant and forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

** John W. Krantz and Mildred Krantz, Husband andewife,
SELLER(S):

JOHN W. KRANTZ, JR.
Signature of Seller

MILDRED KRANTZ
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOHN W. KRANTZ, JR. and MILDRED KRANTZ, HUSBAND AND WIFE, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at Joelton, **Tennessee, on this the** 11th **day of August, 2008.**

Howard M. Shipworth
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: _____

Name and Address of Property Owner:

KEVIN FISHER and EMILY FISHER

4398 GRAYS POINT & EXTRA LOT
JOELTON, TENNESSEE 37080

Property Address:

4398 GRAYS POINT & EXTRA LOT, JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

Kevin & Emily Fisher
4398 Grays Point
Joelton TN 37080

Map & Parcel #: MAP 29.00, PARCELS 339.00 & 252.00

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 **$219500.00** 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 11th day of **August, 2008.**

Lori Buie
Notary Public

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 9/19/2011

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

08-8188J

EXHIBIT 'A'

TRACT ONE: A tract of land in the Second Civil District of Davidson County, Tennessee, and being Lot No. 1 in the A. L. Krantz Subdivision of record in Plat Book 6050, page 218, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument in the Northerly margin of Grays Point Road, said monument being the Southwest corner of the property conveyed to Raymond W. Runnels and wife, Maria E. Runnels by deed from Stephen Harper and wife, Beverly Harper, of record in Book 5216, page 693, of the Register's Office of Davidson County, Tennessee.

THENCE, with the northerly margin of Grays Point Road, South 27 degrees 35 minutes 58 seconds West, 118.98 feet to an iron pin;

THENCE, with a curve to the right (R=311.67 feet; I=13 degrees 02 minutes 39 seconds) a distance of 70.96 feet to an iron pin;

THENCE, with a curve to the right (R=212.0 feet; I=39 degrees 56 minutes 05 seconds) a distance of 147.76 feet to a concrete monument;

THENCE, North 2 degrees 43 minutes West, 186.81 feet to an iron pin;

THENCE, North 12 degrees 48 minutes 40 seconds West, 309.42 feet to an iron pin;

THENCE, North 45 degrees 30 minutes East, 105.90 feet to an iron pin;

THENCE, South 34 degrees 15 minutes East, 395.96 feet to the point of beginning, containing 2.01 acres, more or less.

BEING the same property conveyed to John Krantz, Jr., and wife, Mildred Krantz, by Warranty Deed from Regina Ann Klotz and husband, Eric Klotz, of record in Book 11031, page 463, Register's Office for Davidson County, Tennessee.

TRACT TWO: LAND in the 14th Civil District of said County, and described according to a survey made by John M. Sullivan County Surveyor dated July 20, 1967 as follows:

BEGINNING at an iron pin at the most westerly corner of the property conveyed to Paul E. Moore and Beverly Louise Moore, by deed in Book 3852, page 764; thence North 38 deg. 42' West 113.4 feet to a point located 1 foot from a fence; thence along a line parallel to and 1 foot southwest of the fence, North 44 deg. 10' East 401.6 feet to a point in another fence; thence with the same, South 44 deg. 19' East 122.2 Ft. to an iron pin at the most northerly corner of the property conveyed to Paul Moore, by deed of record in Book 3617, page 377; thence along Moore's northwesterly line, South 45 deg. 30' West 412.5 feet to the point of beginning, containing 1.14 acres, more or less.

JOHN KRANTZ, JR. AND JOHN W. KRANTZ ARE ONE AND THE SAME PERSON. MILDRED KRANTZ AND SUSIE KRANTZ ARE ONE AND THE SAME PERSON.

Being the same property conveyed to John W. Krantz and wife, Susie Krantz, by Quitclaim Deed from Steven C. Harper and wife, Beverly L. Harper, of record in Book 11108, page 359, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 29.00, PARCELS 339.00 & 252.00). 2007 real property taxes are PAID in the amount of 1425.12.

2. All matters as set forth on the Plan of A.L. Krantz Subdivision of record in Book 6050, page 218, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Grantors make and convey no warranty of actual or legal access to Tract 2 of the subject property.