STATE OF Tennessee
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 11/07/08 13:36 2 pgs
Fees:13.00 Taxes:447.70
20081107-0111009

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00.

Deronda K. Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2008.

Notary Public
MY COMMISSION EXPIRES: 3/20/10
File No. 08-6494D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Deronda K. Lewis, unmarried (NAME)	SunTrust Mortgage, Inc. (NAME)	43-14-B-7 CO
2108 Lombardia Court (STREET ADDRESS	401 Commerce St., Suite 6100 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Thomas Krantz, Sr., married and Carl Denver Krantz, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deronda K. Lewis, unmarried,** 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:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of FINAL PLAT OF LANIER PARK, PHASE ONE, as shown by plat of record in Plat Book 200210220129511, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

B BEING the same property conveyed to Thomas Krantz, Sr. and Carl Denver Krantz, as joint tenants with right of survivorship from Daryl Spicer and Brian Oldham, by Quit Claim Deed dated June 16, 2008, as Instrument No. 200806180062701, in the Register's Office for Davidson County, Tennessee.

The property being conveyed herein is not the principal marital residence of the Grantors and/or their spouses.
Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2108 Lombardia Court, Madison, TN 37115.

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 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 the same is 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 31st day of October, 2008.

Thomas Krantz, Sr. — October 31, 2008 Date

Carl Denver Krantz — October 31, 2008 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Thomas Krantz, Sr. and Carl Denver Krantz, the 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 and official seal, this 31st day of October, 2008.

My Commission Expires: 3/20/10

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066