BILL GARRETT, Davidson County
Trans:T20090049000 DEEDWARR
Recvd: 07/21/09 10:11 2 pgs
Fees:13.00 Taxes:1665.00
20090721-0068233

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 14th day of July, 2009.

Notary Public

My commission expires: 11/1/2011
(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
Gregory S. Perrone, Trustee	**NEW OWNER**	**Map 66, Parcel 17; Map 66, Parcel 18; Map 66, Parcel 19**
109 Westpark Drive, Ste 330		
Brentwood, TN 37027		

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,

Carl D. Krantz and wife, Margaret K. Krantz

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

Gregory S. Perrone, Trustee with full power to mortgage, sell, transfer or convey without the joinder of any beneficiary

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:

TRACT I:
A tract of land in the 13th formerly the 25th Civil District of Davidson County, Tennessee, being Lot No. 14 as shown on a drawing incorporated in deed from C. B. Oglesby to H. H. Brown and wife, of record in Book 2041, page 538, said Register's Office, described as follows:

BEGINNING at a point on the southerly right of way line of the Tennessee Central Railroad, at a point 160 feet east of the southeast corner of the property conveyed to Leslie R. Peek and wife, by deed from C. B. Oglesby of record in Book 2093, page 73, said Register's Office. being also the corner of Lots 13 and 14 on said plan; thence with southerly line of the said railroad right of way, westerly 50 feet to the corner of Lots Nos. 14 and 15 and from this frontage on said right of way extending back between parallel and from this frontage on said right of way extending back between parallel lines 115 feet, more or less, to the low frontage mark of the Cumberland River.

BEING the same property conveyed to Carl D. Krantz and wife, Margaret K. Krantz by deed from Loretta Hicklen Wicks, unmarried, of record in Book 10408, page 868, Register's Office for Davidson County, Tennessee.

This is improved property known as 5753 River Trace, Nashville, TN 37218.

TRACT II:
(1) BEING Lot No. 16 in C. B. Oglesby Subdivision at Island Branch in the 13th Civil District of Davidson County, Tennessee, and further described as follows: BEGINNING at George Swint's northeast corner where it intersects the Tennessee Central Railroad right of way; thence east with said right of way 50 feet; thence southerly to the low water mark of Cumberland River; thence westerly with said River, 50 feet to George Swint's easterly line; thence northerly with said line to the beginning point. (2) BEING Lot No. 15 in the above mentioned subdivision; being described as follows: Said Lot No. 15 fronts 50 feet on the southerly margin of the Tennessee Central Railroad right of way and runs back southerly between parallel lines to the low water mark of the Cumberland River.

BEING the same property conveyed to Carl D. Krantz and wife, Margaret K. Krantz by deed from Fredric D. Dingman, Sr., unmarried, of record in Book 10126, page 340, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot 16, Oglesby, Davidson County, TN.

TRACT III: (This is unimproved property)

A Tract of land in the 13th, formerly the 25th Civil District if Davidson County, Tennessee, described as follows: BEGINNING at a point on the southerly right of way of the Tennessee Central Railroad 875 feet east of the railroad bridge over Island Branch; thence southwardly to the low water mark of Cumberland River; thence with same eastwardly 225 feet to E. Rice's southwest corner; thence with said Rice's westerly line northwardly to said southerly right of way line of the Tennessee Central Railroad; thence with same westwardly 225 feet to the beginning.

BEING the same property conveyed to Carl D. Krantz and wife, Margaret K. Krantz by deed from Norma Proctor Harvison, joined by her husband, Charles Harvison, of record in Instrument No. 20030820-0120889, Register's Office for Davidson County, Tennessee.

This is improved (__) Unimproved (X) property, known as 5761 River Trace, Nashville, TN 37218. CK MK

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 14th day of July, 2009.

Carl D. Krantz

Margaret K. Krantz

Margaret K. Krantz

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl D. Krantz and wife, Margaret K. Krantz**, 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 **14th** day of **July, 2009.**

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/7/2011