BILL GARRETT, Davidson County
Trans:T20110032943 DEEDQC
Recvd: 06/02/11 14:11 2 pgs
Fees:12.00 Taxes:0.00
20110602-0042299

THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

)m information furnished by the parties.

Address New Owner(s)	Send Tax Bills To	Map-Parcel No.
Twila Brent, Trustee P.O. Box 1663 Goodlettsville, TN 37070	Same	016 00 0 072.00 & 016 00 0 254.00

Quitclaim Deed

This conveyance is made by Walter Krantz, Jr. a widower, Grantor, to Twila Brent, Trustee under the Revocable Trust Agreement of Walter Krantz dated June 2, 2011, Grantee.

The Grantor hereby conveys and quitclaims unto the Grantee, all of their right, title and interest in and to the described real estate, located in Davidson County, Tennessee, to-wit:

LAND in the 10th Civil District of Davidson County, Tennessee, the complete tract being shown in Book 565, Page 136, Register's Office, Davidson County, Tennessee, and more particularly described according to a survey by Stanford & Associates, Inc., September 14, 1972, described as Tract No. 2, and more particularly described as follows:

BEGINNING at a point in the center of Ivy Point Road, common corner with Tract No. 1; thence S. 75° 58' W. 41.23 feet to a point; thence West 670 feet to a point; thence N. 5° 05' E. 1090.93 feet to a point; thence N. 4° 51' E. 1120 feet to a point, and common corner with Tract No. 3; thence with the line between Tracts 2 and 3, due East 720 feet to a point in the center line of Ivy Point Road; thence S. 33° 47' W. 151.9 feet to a point; thence N. 66° 56' W. 100 feet; thence S. 18° 31' W. 565 feet to a point on the margin of Ivy Point Road; thence continuing partially in the margin and partially in the center of Ivy Point Road as follows: S. 6° 19' E. 810.4 feet, S. 5° 27' W. 351.7 feet, S. 6° 38' E. 160.1 feet, S. 20° 33' E. 282.7 feet to the point of beginning, containing 24.65 acres, more or less.

Being the same property conveyed to Walter Krantz, Jr. and wife, Genvia Krantz, by deed from Walter Krantz, Sr., a widower, of record in Book 4652, Page 929, Register's Office for Davidson County, Tennessee.

The previous Grantor, Walter Krantz, Sr., retains a life estate in this property for the rest and balance of his natural life. Walter Krantz Sr., passed away in Davidson County, Tennessee.

Included in the above description, but **expressly excluded** in a portion of the property conveyed to Grantees, herein, or record in Book 3863, Page 48, Register's Office Davidson County, Tennessee.

Walter Krantz, Jr. and Geneva Krantz were married in Tennessee in 1953. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Genevia Krantz in Davidson County, Tennessee on July 17, 2007; and Walter Krantz, Jr. conveys as surviving tenant by the entirety.

The Grantee, as trustee, shall have the sole, absolute, and uncontrolled power, discretion, and authority to protect, conserve, sell, lease, encumber, gift, or otherwise manage and dispose of the real property described above.

This is improved property known as: 2755 Ivey Point Road, Goodlettsville, TN 37072 and
2793 Ivey Point Road, Goodlettsville, TN 37072.

IN WITNESS WHEREOF, Grantor has hereunto set their hand.

Walter Krantz Jr by Twila Brent, POA

Walter Krantz Jr., by Twila Brent as Attorney in Fact,
Grantor

State of Tennessee
County of Sumner

On June 2, 2011, personally appeared before me, Twila Brent, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Walter Krantz., Jr., and who acknowledged that s/he executed the same as attorney-in-fact for Walter Krantz., Jr..

Carol Moseley

Notary Public

My commission expires: 7/30/2014

CAROL A. MOSELEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF SUMNER } The actual consideration or value whichever is greater, for this transfer is $0.00. Subscribed and sworn to before me, on June 2, 2011.

Twila Brent, Trustee

Twila Brent, Trustee, Affiant

Carol Moseley

Notary Public
My commission expires: 7/30/2014

CAROL A. MOSELEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY