BILL GARRETT, Davidson County
Trans:T20120002082 DEEDWARR
Recvd: 01/09/12 15:37 3 pgs
Fees:18.00 Taxes:323.75
20120109-0002430

This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Community Bank & Trust

TO: Carl D. Krantz and wife,
Margaret K. Krantz
6035 River Trace
Nash TN 37218

SEND TAX BILLS TO: SAME

MAP & PARCEL:
028-00-0-155.00 &
028-00-0-165.00

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Community Bank & Trust, a Tennessee banking corporation, Grantor herein; has bargained and sold and by these presents does convey unto Carl D. Krantz and wife, Margaret K. Krantz, Grantees herein, their successors and assigns, the following described property:

Land being located in Davidson County, Tennessee, being described as follows:

TRACT NO. 1:

BEING a 14.17 acre tract, more or less, according to a survey by William C. Abbott, Jr, dated January 20, 1987 and more particularly described as follows:

BEGINNING at a set pin lying on the northerly margin of Ridge Road, said iron pin further described as being 272.91 feet East along the northerly margin of Ridge Road from the easterly property line of the Donald Lewis Hawkins property as of record in Book 2509, page 29, Register's Office for Davidson County, Tennessee; thence leaving the northerly margin of Ridge Road and running with the line dividing Tract 2 from Tract 1 on said survey N 12°30'00" E, a distance of 486.24 feet to a set iron pin; thence N 32°27'50" E, a distance of 1628.29 feet to a set iron pin lying in the southerly property line of the Sami Moukaddam property as of record in Book 5921, page 680, Register's Office for Davidson County, Tennessee; thence with Moukaddam's line S 26°49'45" E, a distance of 140.12 feet to a 20" white oak; thence S 83°56'20" E, a distance of 275.16 feet to a set iron pin; thence leaving Moukaddam's line and running with the line dividing Tract 2 from Tract 3 on said survey S 36°04'00" W, a distance of 1617.88 feet to a set iron pin; thence S 12°30'00" W, a distance of 442.73 feet to a set iron pin lying on the northerly margin of Ridge Road; thence with the northerly margin of Ridge Road with a curve having a radius of 741.20 feet to the left, a distance of 218.52 feet (chord = N 78°39'50" W, 217.73 feet) to a set iron pin; thence N 87°06'35" W, a distance of 54.39 feet to the point of beginning, containing 14.17 acres, more or less.

EXCLUSION:

INCLUDED in the above described tract but specifically EXCLUDED from this conveyance is a 5.008 acre, more or less, tract of land, conveyed to Thomas Jackson, a life estate, and at his death to Hershel Jackson, a life estate and remainder to Robert E. Jackson, said deed appearing of record in Instrument No. 20010222-0016517, Register's Office for Davidson County, Tennessee, see also deed from Hershel Jackson conveying his interest in said land to Thomas Jackson, a life estate and remainder to Robert E. Jackson in Instrument No. 20020328-0038062, Register's Office for Davidson County, Tennessee, to wit:

BEGINNING at a set iron pin lying on the northerly margin of Ridge Road, said iron pin further described as being 222.90 feet East along the northerly margin of Ridge Road, from the westerly property line of the Thomas Jackson and wife, Julia Jackson property of record in Book 9716, Page 130, Register's Office for Davidson County, Tennessee; thence leaving the northerly margin of Ridge Road and running N 12°30'29" E, a distance of 278.80 feet to a set iron pin; thence N 77°25'11" W, a distance of 171.51 feet to a set iron pin; thence N 12°38'00" E, a distance of 180.46 feet to a set iron pin; thence N 32°27'50" E, a distance of 735.00 feet to a set iron pin; thence S 57°10'58" E, a distance of 257.95 feet to a set iron pin in westerly property line of the Gloria Boyles property as recorded in Book 7224, page 991, Register's Office for Davidson County, Tennessee; thence S 36°04'00" W, a distance of 679.14 feet to a set iron pin; thence S 12°30'29" W, a distance of 442.83 feet to a set iron pin lying on the northerly margin of Ridge Road; thence with the northerly, margin of Ridge Road with a curve having a radius of 741.20 feet to the left, a

distance of 50.81 feet (Chord=N 72°09'07" W) to the point of beginning, containing 5.008 acres, more or less.

TRACT NO. 2:

BEGINNING at a set iron pin lying on the northerly margin of Ridge Road, said iron pin further described as being 222.90 feet east along the northerly margin of Ridge Road, from the westerly property line of the Thomas Jackson and wife, Julia Jackson property of record in Book 9716, page 130, Register's Office of Davidson County; thence leaving the northerly margin of Ridge Road and running N 12°30'29" E, a distance of 278.80 feet to a set iron pin; thence N 77°25'11" W, a distance of 171.51 feet to a set iron pin; thence N 12°38'00" E, a distance of 180.46 feet to a set iron pin; thence N 32°27'50" E, a distance of 735.00 feet to a set iron pin; thence S 57°10'58" E, a distance of 257.95 feet to a set iron pin in the westerly property line of the Gloria Boyles property as recorded in Book 7224, page 991, Register's Office for Davidson County, Tennessee; thence S 36°04'00" W, a distance of 679.14 feet to a set iron pin; thence S 12°30'29" W, a distance of 442.83 feet to a set iron pin lying on the northerly margin of Ridge Road; thence with the northerly margin of Ridge Road with a curve having a radius of 741.20 feet to the left, a distance of 50.01 feet (Chord = N 72°09'07" W) to the point of beginning, containing 5.008 acres, more or less.

BEING the same property conveyed to Community Bank & Trust, a Tennessee banking corporation, from Robert E. Jackson and wife, Debbie Jackson, by Substitute Trustee's Deed dated September 29, 2011, and recorded on October 10, 2011, of record at Instrument No. 20111010-0078609, Register's Office for Davidson County, Tennessee.

Also included herewith are all of the Grantor's rights, title, and interest in and to the mobile homes permanently affixed and attached to the above-described properties, being a 1995 Crimson, CAL mobile home with HUD label #'s TR4283730 & TR4283731 (as shown by the Affidavit of Affixation of record at Instrument No. 20120109-0002429 Register's Office of Davidson County, Tennessee) and a 1991 Glen, Model 452 mobile home with VIN # TNFLL27B13121GB, however, notwithstanding any language in this deed to the contrary, this conveyance of interest in the said mobile home is made without warranty.

This conveyance is subject to the lien of 2012 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their successors and assigns forever. Grantor does covenant with Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. It does further covenant and bind itself and its successors and assigns to warrant and forever defend the title unto said real property unto the Grantees, their successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, this the 6th day of January, 2012.

Community Bank & Trust

BY: _____

Printed Name: Charles E. Hook

Title: Vice President

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Charles E Hook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of COMMUNITY BANK & TRUST, the within named bargainor, a Tennessee banking corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained by signing by himself as Vice President. WITNESS my hand, at office this the 6th day of January, 2012.

_____
NOTARY PUBLIC

My commission expires: 7/15/13

STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $87,500.00.

Affiant

SWORN to and subscribed before me,

this the 5th day of January, 2012

NOTARY PUBLIC

My commission expires: 1/15/13

BROOKE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY