BOOK 4745 PAGE 25

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

John T. Conners, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1973

Notary Public

MY COMMISSION EXPIRES: 7-1-75

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
John T. Conners, Jr., Atty., 21st Fl., 1st American Center, Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. A. Krebs, et ux (NAME)	Same (NAME)	9D 58640
834 Percy Warner Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	129-15-88
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	(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 HEREBY ACKNOWLEDGED, WE, WILLIAM T. SHANAHAN and wife, BARBARA SHANAHAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. A. KREBS and wife, KAREN KREBS

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. 4 on the Plan of West Meade Highlands, Section I, as of record in Book 3700, page 70, Register's Office for said County, described as follows:

Beginning on the southerly margin of Percy Warner Boulevard, at the corner of Lots 3 and 4; thence with said Boulevard, westerly 105 feet to a monument; thence around a curve in a southwesterly direction 39.27 feet to a monument in the southeasterly margin of Highland Park Drive; thence southwesterly with said Drive, 97.94 feet to the corner of Lots 4 and 5; thence with the line between said lots, southeasterly 158.7 feet to a monument in the line of Lot No. 3; thence with the line between Lots 3 and 4, northerly 159.4 feet to the beginning.

Being the same property conveyed to William T. Shanahan and wife, Barbara Shanahan, by deed from Fritz Schubert and wife, Mary E. Schubert, of record in Book 4240, page 42, and re-recorded in Book 4241, page 681, Register's Office for Davidson County, Tennessee.

Subject to Deed of Trust executed by Fritz Schubert and wife, Mary E. Schubert, to Louis R. Linx, Trustee, of record in Book 4172, page 983, said Register's Office, to secure to First Federal Savings and Loan Association of Nashville, the payment of one note dated September 20, 1967, in the original principal amount of $25,000.00, payable in monthly installments of $149.90 each, including principal and interest at the rate of 6% per annum, beginning October 1, 1967, balance until paid.

Subject to Restrictive Covenants of record in Book 4025, page 420, and Book 3502, page 153, Register's Office for Davidson County, Tenenssee, and easements and setback lines contained in Owner's Certificate shown on Plan of record in Book 3700, page 70, and taxes on said property for the year 1973, which have been prorated and assumed by Grantees.

This is unimproved ( ) improved (X) property, known as 834 Percy Warner Boulevard, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. 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 our hand s this 31st day of August, 1973

William T. Shanahan
WILLIAM T. SHANAHAN

Barbara Shanahan
BARBARA SHANAHAN

STATE OF ~~TENNESSEE~~ VIRGINIA
~~Davidson~~ County
COUNTY OF Chesterfield

BOOK 4745 PAGE 26

Personally appeared before me, Marie C. Peebles, a Notary Public in and for said County and State, the within named William T. Shanahan and Barbara Shanahan

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Chesterfield, ~~Tennessee~~ Virginia, this 31 day of August 1973

Commission expires My Commission Expires October 17, 1976

Marie C. Peebles
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

WILLIAM T. SHANAHAN and wife,

BARBARA SHANAHAN

TO

R. A. KREBS and wife,

KARNE KREBS

C 2 3 1 7 4

IDENTIF. REFERENCE

SEP 11 8 22 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 11 73	CONV	42,500.00			
SEP 11 73	STAX		A*	110.50	
SEP 11 73	PRTEE		A*	.50	
SEP 11 73	WDEED		A*	4.00	* 115.00