File Box 11

BOOK 5372 PAGE 299

FORM NO. WD-1

PREPARED BY & RETURN TO:

Joel Riggs & Company
2319 Crestmoor Road
Nashville, Tenn. 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Karen P. Rowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November 19 78

Notary Public

MY COMMISSION EXPIRES: June 9, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Joel Riggs & Company (NAME) 2319 Crestmoor Road Nashville, Tn. 37215 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy & Sandra Krekel (NAME)	First Southern Savings & Loan (NAME)	M. 104 - 11
2311 Bernard Avenue (STREET ADDRESS OR ROUTE NUMBER)	4205 Hillsboro Road (STREET ADDRESS)	P. 343
Nashville, Tn. 37212 (CITY) (STATE) (P. O. ZIP)	Nashville Tenn. 37215 (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, Charles S. Brookes, widower; Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. Krekel and wife, Sandra A. Krekel

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:

Being the westerly half of Lot 27 on the map of St. Bernard Place of Record in Book 161, page 171 of said Register's Office.

Said Westerly half of said lot fronts 40 feet on the southerly side of St. Bernard Avenue and runs back between parallel lines with the easterly margin of 24th Avenue South, 137.36 feet westerly and 138 feet more or less on the easterly line to an alley.

Being the same property conveyed to Charles S. Brookes, Trustee with power of attorney by deed from Julia Elizabeth Brookes, et al; of Record in Book 3498, page 271, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2311 Bernard Avenue (House Number) (Street) Nashville, Tenn. (P. O. Address) (City or Town) 37212 (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 my hand 27 this November day of , 19 78.

X Charles S. Brookes
Charles S. Brookes

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

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On November 27, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles S Brooks known to me to be the person whose name is subscribed to the within Instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

(Seal)

OFFICIAL SEAL
DOROTHY E. SCHOPP
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires July 27, 1980

(Notary Public's Signature)

Dorothy E Schopp
(Name - *Typed or Printed*)
Notary Public in and for said State

2320
MIS 3514 10-63* 25 Individual Notarial Acknowledgment

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) a_, 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
Charles S. Brookes

TO
Timothy J. Krekel and wife,
Sandra A. Krekel

F. 0 3 8 8 8

IDENTIF. REFERENCE

DEC 6 3 11 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-6 78	CONV	38,000.00			
DEC-6 78	S'TAX		B*	98.80	
DEC-6 78	PR'FEE		B*	.50	
DEC-6 78	W'DEED		B*	4.00	* 103.30