File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10132 PG 5

#13995

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PHILIP D. KREBS	FIRST AMERICAN NATIONAL BANK	130-3
(NAME)	(NAME)	
4406 Howell Place	First American Center	4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37237	BM7883
(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, PREMIER BUILDERS, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILIP D. KREBS AND WIFE, ELIZABETH N. KREBS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the northerly part of Lot No. 10 Block "A" on the Plan of Bellemeade Subdivision No. 2, as of record in Plat Book 421, page 51, Register's Office for said County, described as follows:

Beginning at a point which is the northeast corner of the intersection of Jackson Blvd. and Howell Place; thence in a northerly direction with the easterly margin of Jackson Blvd., 225 feet to a point; thence in an easterly direction, and parallel with Howell Place, 276.5 feet to a point; thence in a southerly direction, and parallel with Jackson Blvd., 225 feet to a point on the northerly margin of Howell Place; thence in a westerly direction along the northerly margin of Howell Place, 276.5 feet to the point of beginning.

Being the same property conveyed to Premier Builders, Inc., a Tennessee corporation by deed from Jeffrey E. Powell and wife, Anna T. Powell of record in Book 9376, page 693, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 421, page 51, said Register's Office.

96 JUL 25 AM 10:53
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

02071133

unimproved ( )
This is improved (XX) property, known as 4406 Howell Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of July, 19 96.

PREMIER BUILDERS, INC.
By:
SANDY RAY, PRESIDENT

STATE OF TENNESSEE
COUNTY OF _____

BOOK 10132 PG 6

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

SANDY RAY

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the PRESIDENT of PREMIER BUILDERS, INC. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 19th day of July, 19 96

My commission expires 11/26/96 Notary Public _____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,187,500.00

Elizabeth N. Krebs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July, 19 96

MY COMMISSION EXPIRES: 11/26/96 (AFFIX SEAL) _____ Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

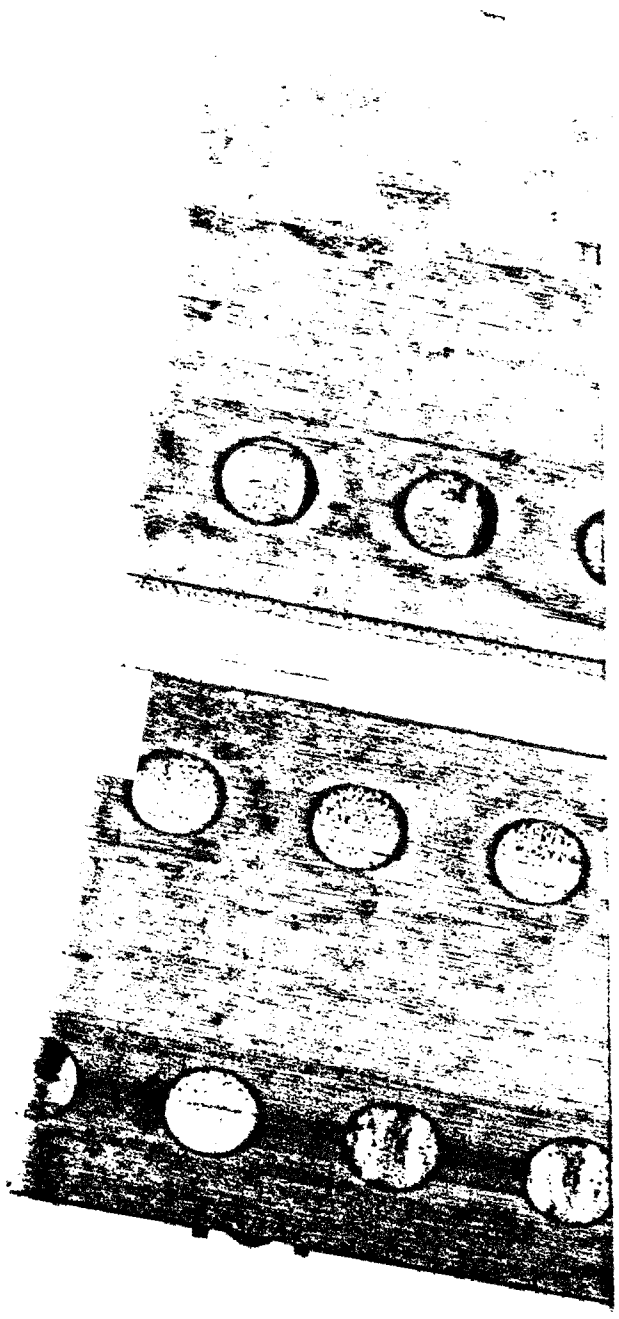
WARRANTY DEED

FROM PREMIER BUILDERS, INC.

TO PHILIP D. KREBS AND WIFE, ELIZABETH N. KREBS

96059 07/25 0:01 CHECK

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10132 PG 7

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				1187500.00
			CON TX	4393.57
			PRFEE	1.00
			WDEED	8.00
			TOTAL	4402.57
			CHECK	4402.57
07/25/96	01		10:57 0001	906[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0207133
IDENTIFICATION REFERENCE

96 JUL 25 AM 10:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 10666