26B

BOOK 10164 PG 423

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Brian Krebs and Faye Weinzimer 2504 Ashwood Avenue Nashville, TN 37212	First Republic Mortgage Corporation 3212 West End Avenue Suite 500 Nashville, TN 37203	Map 104-150 Parcel 036.00

This instrument prepared by: J. E. Spruill, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Jeffrey T. Moore and wife, Lisa S. Moore (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Brian Krebs and Faye Weinzimer, both unmarried (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 4 feet of Lot No. 69 and the westerly 1/2 feet of Lot No. 68 on the Map of Sunset Park Subdivision, as of record in Book 332, Page 132, Register's Office for said County.

Said Parts of said lots adjoin and front together 54 feet on the northerly side of West Ashwood Avenue and run back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Jeffrey T. Moore and wife, Lisa S. Moore by Warranty Deed from Donald M. Breeding of record in Book 9026, Page 590, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 2504 Ashwood Avenue, Nashville, Tennessee 37212.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $178,000.00.

Faye Weinzimer
Affiant

Subscribed and sworn to before me this 21st day of August, 1996.

J. E. Spruill
Notary Public

My Commission Expires 10-12-99

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of August, 1996.

Jeffrey T. Moore

Lisa S. Moore

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey T. Moore and wife, Lisa S. Moore,** the bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of August, 1996.

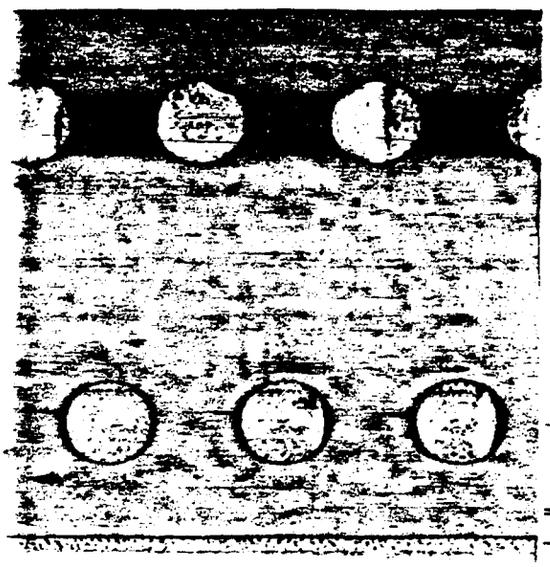
NOTARY PUBLIC

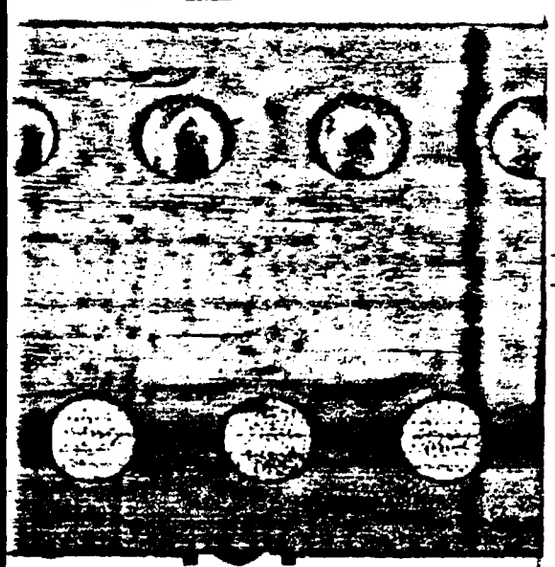
My Commission Expires: 10-12-99

02 17088
IDENTIFICATION REFERENCE

96 AUG 22 AM 11:13
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

9744 08/22 0101 03CHECK 667.





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

RECEIVED OF _____

FOR _____

BOOK 10164 PG 425

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 178000.00
CON TX 658.60
PRFEE 1.00
WDEED 8.00
TOTAL 667.60
CHECK 667.60

08/22/96 01 11:17:2001 9744

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02217088
IDENTIF. ↑ REFERENCE

96 AUG 22 AM 11:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022302