WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: 7/30/05

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

MY COMMISSION EXPIRES: 07/30/2005 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/26/02 10:42 2pgs
Fees:13.00 Taxes:203.50
20020226-0024192

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Shipman-Arkovitz (NAME)	New Owner (NAME)	117-11-B 124.00CO
3600 Hillsboro Road H-13 (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Richard A. Krebs and wife, Janet B. Krebs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha Shipman-Arkovitz and husband, Donald Arkovitz

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:

A certain condominium apartment in Davidson County, TN, described as Unit H-13 Villager East Condominium Apartments, a Condominium, a Horizontal Property Regime, located on Hillsboro Road, Davidson County, TN, as shown on the plat of Villager Est Condominium Apartments, recorded in Plat Book 5200, page 178, said Register's Office, and described in a Master Deed recorded in Book 5457, page 298, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Villager East Condominium Apartments, contained in the Master Deed recorded in Book 5457, page 298, and By-Laws recorded in Book 5457, page 338, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Richard A. Krebs and wife, Janet B. Krebs, by deed from Edwin Anthony Shankle, a single person, of record in Book 11749, page 487, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Plat Book 5200, page 178, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 3600 Hillsboro Road H-13, Nashville, TN 37215
(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 15th day of February, 2002

Richard A. Krebs

Janet B. Krebs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A. Krebs and wife, Janet B. Krebs

the bargainor s, 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 Brentwood, Tennessee, this 15th day of February, 2002.

Commission expires 7/30/05

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Jennifer S. Dunlap
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

MY COMMISSION EXPIRES: 07/30/2005

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

My commission expires _____

Notary Public