This Instrument Prepared By:
Consolidated Closing Company
2012 21st Avenue South
Nashville, TN 37212

Return To:
Consolidated Closing Company
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 09/09/02 10:56 2pgs
Fees:13.00 Taxes:388.50
20020909-0108861

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Brian and Emily Krebs	National Bank of Commerce	91-15-351
4704 Nevada Avenue	115 29th Avenue South	
Nashville, TN 37209	Nashville, TN 37212	

For good and valuable consideration received, **Carolyn Beaird, Executrix of the Estate of Peggy J. Campbell** by these presents does transfer and convey by Last Will and Testament of record in Instrument Will Book 3617, page 666944, Probate Court of Davidson County, Tennessee, unto the Grantee, **Brian Krebs and wife, Emily Krebs**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **George F. Campbell and wife, Peggy R. Campbell** (also known as Peggy J. Campbell), deceased, described as follows:

Being Lot No. 605 of Block No. 27 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page103, Register's Office for Davidson County, Tennessee.

Said Lot No. 605 fronts 50 feet on the northerly side of Nevada, formerly Third Avenue and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to George F. Campbell and wife, Peggy R. Campbell in Book 4811, page 277, Register's Office for Davidson County, Tennessee. Said George F. Campbell having pre-deceased Peggy R. Campbell.

This is improved property known as 4704 Nevada Avenue, Nashville, TN 37209.

Said Property is conveyed subject to 2002 County Taxes and any restrictions or easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Executrix of the Estate of Peggy J. Campbell its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 23rd day of August 2002.

Carolyn Beaird executrix
Carolyn Beaird, Executrix

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

On this 23rd day of August 2002, before me personally appeared, Carolyn Beaird, Executrix of the Estate of Peggy J. Campbell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Estate of Peggy J. Campbell, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 23rd day of August 2002.

My commission expires: MARCH 29, 2005 Sharon Shelton
Notary Public

SHARON SHELTON NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Tricia Erskine
Affiant

Subscribed and sworn to before me this 23rd day of August, 2002.

Ann M Ledet
Notary Public

My Commission Expires: 7/25/2005

ANN M. LEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.