SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/01/02 08:44 2pgs
Fees:13.00 Taxes:771.45
20021001-0118824

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of September, 2002.

Notary Public

My Commission Expires: 11-22-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Randi C. Perkins and Sandy M. Perkins
5401 Wakefield Drive
Nashville, TN 37220

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: 161-050-021.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret A. Krebs** hereinafter referred to as Grantors, hereby transfers and conveys to **Randi C. Perkins and Sandy M. Perkins, husband and wife** hereinafter referred to as Grantees, their 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 Lot No. 72 on the Plan of Hillview Estates, as of record in Book 3600, page 89, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Wakefield Drive at the common front corners of Lot No.s 71 and 72; thence with the line between said lots westwardly 125.59 feet to a concrete monument at the common rear corners of Lot No.s 71, 72 and 73; thence with the line between Lot No.s 72 and 73 northwardly 169.24 feet to a point in the southerly margin of Woodhurst Drive; thence with the margin of some eastwardly 115.0 feet to the beginning of a curve to the right having a radius of 25 feet; thence around said curve southeastwardly 39.27 feet to a concrete monument in the westerly margin of Wakefield Drive; thence with said margin of said Drive southwardly 164.81 feet to the point of beginning.

Being the same property conveyed to Margaret A. Krebs, by QuitClaim Deed from Marlyn E. Krebs, of record in Book 9186, Page 652, Register' s Office for Davidson County, Tennessee, dated December 26, 2001, and by Deed of record in Book 3983, Page 319.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3600, Page 89, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3836, Page 719, and Book 3868, Page 709, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5401 Wakefield Drive, Nashville, TN 37220.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 this 26th day of September, 2002.

Margaret A. Krebs
Margaret A. Krebs

Marlyn Krebs
Marlyn E. Krebs

Marlyn E. Krebs joins in this conveyance to convey any and all marital interest in subject property.

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 Margaret A. Krebs, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of September, 2002.

Notary Public

My Commission Expires: 11-08-05

* And husband Marlyn E. Krebs

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