WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/21/02 09:35 2pgs
Fees:13.00 Taxes:932.40

20021021-0128680

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 2002

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY Exp. 5/28/06

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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
Gayle C. Williams (NAME)	SunTrust Bank (NAME)	104-13-B 86.00CO
401 Bowling Avenue, #94 (ADDRESS)	201 4th Avenue North (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Allyson M. Krebs and Brian S. Krebs, Co-Executors of the Estate of Karen W. Krebs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gayle C. Williams

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:

Building Site No. 86 on the Plan of Richmeade Place, Section VI as shown on Plat of record in Book 5210, page 357, Register's Office for Davidson County, Tennessee. Reference to which Plan is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

Being the same property conveyed to Karen W. Krebs by deed from Robert L. Van Dervoort and wife, Virginia Ann Van Dervoort of record in Book 6922, page 269, Register's Office for Davidson County, Tennessee. The said Karen W. Krebs having since died. Allyson M. Krebs and Brian S. Krebs as Co-Trustees of the Allyson M. Krebs Trust, Brian S. Krebs Trust and Jeffrey T. Krebs Trust join in this conveyance to convey any interest held by said Trusts pursuant to the Last Will and Testament of Karen W. Krebs of record in Will Book 3223, page 593624, Clerk & Master's Office, Davidson County, Tennessee.

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; any and all restrictions and easements of record; Plan of record in Book 5210, page 357; all in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 401 Bowling Avenue, #94, Nashville, TN 37205 (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 18th day of October 2002

Allyson M. Krebs, Co-Executor

Allyson M. Krebs, Co-Trustee of *

Brian S. Krebs, Co-Executor

Brian S. Krebs, Co-Trustee of *

*Allyson M. Krebs Trust, Brian S. Krebs Trust and Jeffrey T. Krebs Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Allyson M. Krebs and Brian S. Krebs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Co-Executors for the Estate of Karen W. Krebs and the Co-Trustees of the Allyson M. Krebs Trust, Brian S. Krebs Trust and Jeffrey T. Krebs Trust, the within named bargainor, and that they as such Co-Executors and Co-Trustees being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 18th day of October, 2002.

Notary Public

My Commission Expires: 7/30/05

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: 07/30/2005