Davidson County DEEDQC
Recvd: 01/03/03 11:24 2pgs
Fees:13.00 Taxes:499.50

20030103-0001114

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
FILE NO. 41542 FILE BOX

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 7/25/2005

ANN M. LE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALLYSON KREBS	National Bank of Commerce P.O. Box 30046 Durham, NC 27702-3046	**102-4-84**

FOR AND IN 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, **REPUBLIC BANK**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLYSON KREBS**, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:**

Being Lot Number 732 on the Plan of Charlotte Park, Section Twelve, of record in Book 2900, Page 127 and 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Republic Bank by deed from Robert M. Wilson, Successor Trustee, of record in Instrument Number 20020506-0054984, Register's Office for Davidson County, Tennessee.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representations or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Unimproved ( )
This is improved (X) property known as **6513 Premier Drive, Nashville, Tennessee 37209**

TO HAVE AND TO HOLD the same 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.

WITNESS ITS HAND THIS 30th **DAY OF** December, 2002.

REPUBLIC BANK

PAMELA J. CUNNINGHAM, VICE PRESIDENT

STATE OF FLORIDA)
COUNTY OF PINELLAS)

Personally appeared before me, the undersigned authority in and for the said County and State, on this 30th **day of** December **2002, the within named** Pamela J. Cunningham **who acknowledges that he/she is** Vice President **of REPUBLIC BANK and as its act and deed in its said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.**

Notary Public, State of Florida
Notary's Commission expires:

Barbara J. Needleman
MY COMMISSION # CC850025 EXPIRES
October 24, 2003
BONDED THRU TROY FAIN INSURANCE, INC