WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/03 11:17 2pgs
Fees:13.00 Taxes:1073.00

20031002-0145561

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September 2003

Notary Public

MY COMMISSION EXPIRES: 7/25/2005
(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
Thomas J. Limbird (NAME)	New Owner (NAME)	143-2-A 86.00CO
653 Harpeth Trace Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (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, 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 Thomas J. Limbird and wife, Lee Limbird

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:

Land in Davidson County, Tennessee, BEING Lot No. 10 on the Plan of Resubdivision of Lots 1 thru 11, The Pointe, of record in Plat Book 6900, page 932, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Karen W. Krebs, unmarried by deed from James D. Petrucelli, of record in Book 11037, page 843, 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 2003 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions and Restrictions of record in Book 7564, page 1, as amended in Book 5120, page 206, Book 5120, page 918, Book 5182, page 767, Book 5178, page 138, Book 5182, page 769, Book 5380, page 357 and Book 6274, page 148; By-Laws of record in Book 7563, page 987; Plan of record in Plat Book 6900, page 932; all in the Register's Office for Davidson County, TN.

This is unimproved ( ) improved (X) property, known as 653 Harpeth Trace Drive, Nashville, TN 37221
(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 24th day of September, 2003

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, a Notary Public within and for the State and County aforesaid, personally appeared Allyson M. Krebs and Brian S. Krebs with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Co-Executors of the Estate of Karen W. Krebs, the within named bargainor, and that they as such Co-Executors being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing the name of the estate by the said Allyson M. Krebs and Brian S. Krebs, as such Co-Executors.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 24th day of September, 2003.

Notary Public

My commission expires 9/25/2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Allyson M. Krebs and Brian S. Krebs with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be 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-Trustees being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing as such Co-Trustee.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 24th day of September, 2003.

Notary Public

My commission expires 9/25/2004