WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/06 12:32 4 pgs
Fees:23.00 Taxes:1128.50
20060907-0110765

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

Subscribed and sworn to before me, this 7th day of September, 2006

Notary Public

MY COMMISSION EXPIRES: 9-16-09
(AFFIX SEAL)

NATALIE HEW NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Cooper	Same	104-06
(NAME)	(NAME)	(MAP)
3107 Wellington Place		297
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Brian S. Krebs and Allyson M. Krebs, Co-Trustees of the Brian S. Krebs Trust, the Allyson M. Krebs Trust and the Jeffrey T. Krebs Trust, and Branch H. Henard, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Stephen Cooper, an unmarried person, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 98, on the Plan of The Bransford Realty Company's West End Avenue Place, of record in Plat Book 332, page 15, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Karen W. Krebs and Branch H. Henard, as tenants in common, by deed from Richard Harding Brown, of record in Book 10246, page 603, Register's Office for Davidson County, TN. The said Karen W. Krebs having since died, the property was devised to Brian S. Krebs and Allyson M. Krebs, Co-Trustees of the Brian S. Krebs Trust and the Allyson M. Krebs Trust, and the Jeffrey T. Krebs Trust, under the Will of Karen W. Krebs, Docket No. #02P155, in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3107 Wellington Place, Nashville, Tennessee 37212

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 my/our hand(s) this 5th day of September, 2006.

The Brian S. Krebs, Trust
By: _____
Brian S. Krebs Co-Trustee

_____
Allyson M. Krebs, Co-Trustee

Allyson M. Krebs, Trust
By: _____
Brian S. Krebs Co-Trustee

_____
Allyson M. Krebs Co-Trustee

Jeffrey T. Krebs Trust
by: _____
Brian S. Krebs, Co-Trustee

_____
Allyson M. Krebs, Co-Trustee

_____
Branch H. Henard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brian S. Krebs, Co-Trustee of the Brian S. Krebs Trust, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Co-Trustee of the Brian S. Krebs Trust, and being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing for the Trust, as Brian S. Krebs, Co-Trustee.

Witness my hand and official seal at office at Brentwood on this the 5th day of September, 2006.

Notary Public

My commission expires 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

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, Co-Trustee of the Brian S. Krebs Trust, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Co-Trustee of the Brian S. Krebs Trust, and being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing for the Trust, as Allyson M. Krebs, Co-Trustee.

Witness my hand and official seal at office at Brentwood on this the 5th day of September, 2006.

Notary Public

My commission expires 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at office at Brentwood on this the 5th day of September, 2006.

Notary Public

My commission expires 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

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, Co-Trustee of the Allyson M. Krebs Trust, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Co-Trustee of the Allyson M. Krebs Trust, and being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing for the Trust, as Allyson M. Krebs, Co-Trustee.

Witness my hand and official seal at office at Brentwood on this the 5th day of September, 2006.

Notary Public

My commission expires 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brian S. Krebs, Co-Trustee of the Jeffrey T. Krebs Trust, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Co-Trustee of the Jeffrey T. Krebs Trust, and being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing for the Trust, as Brian S. Krebs, Co-Trustee.

Witness my hand and official seal at office at Brentwood on this the 5th day of September, 2006.

Notary Public

My commission expires 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

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, Co-Trustee of the Jeffrey T. Krebs Trust, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Co-Trustee of the Jeffrey T. Krebs Trust, and being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing for the Trust, as Allyson M. Krebs, Co-Trustee.

Witness my hand and official seal at office at Brentwood on this the 5th day of September, 2006.

Notary Public

My commission expires 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Branch H. Henard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 5th day of September, 2006.

Notary Public

My Commission Expires: 9/20/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN