Davidson County DEEDWARR
Recvd: 08/02/07 09:17 2 pgs
Fees:13.00 Taxes:1205.83
20070802-0091762

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $325,900.00. Affiant Subscribed and sworn to before me, this the 24th day of July, 2007. J Brandon Miller Notary Public My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Edward Nash	Countrywide Bank, FSB	Map: 72-3
1219 Shelton Avenue	750 Old Hickory Blvd #180	Parcel: 316
Nashville, TN 37216	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DARWIN KRENZ AND WIFE, JEAN KRENZ**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD NASH, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the easterly one-half of Lot No. 71 on the Plan of Inglewood Place, of record in Book 332, page 101, Register's Office for said County.

Said easterly part of Lot No. 71 fronts 50 feet on the northerly side of Shelton Avenue and runs back between parallel lines 189.75 feet to a dead line.

Being the same property conveyed to Darwin Krenz and wife, Jean Krenz by deed from John B. Clancy, unmarried, of record in Instrument No. 20050808-0093440, Register's Office for Davidson County, Tennessee, dated 7/28/05.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1219 Shelton Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of July, 2007.

ATTORNEY-IN-FACT

Darwin Krenz signed by Celeste Krenz, his Attorney-in-Fact

ATTORNEY-IN-FACT

Jean Krenz signed by Celeste Krenz, her Attorney-in-Fact

STATE OF TENNESSEE	)	ACKNOWLEDGEMENT FOR
	)	SIGNATURE MADE BY
COUNTY OF DAVIDSON	)	ATTORNEY-IN-FACT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Celeste Krenz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the attorney-in-fact for Darwin Krenz and Jean Krenz, and who further acknowledged that he/she executed the foregoing instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand and seal this 24th day of July, 2007.

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY