Davidson County DEEDWARR
Recvd: 04/08/08 14:09 2 pgs
Fees:13.00 Taxes:1295.00
20080408-0035585

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 08030274

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $350,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of March, 2008.

Notary Public
My Commission Expires: 7-24-10

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey and Michelle Krebs	New Owner	Tax Parcel ID No.
6562 Rolling Fork Drive		129-5-15.00
Nashville TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anita Bailey and Ben Bailey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey and Michelle Krebs, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 884 ON THE PLAN OF WEST MEADE FARMS, INC. SECTION XI OF RECORD IN BOOK 2331, PAGE 102 AND 103 REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 884 FRONTS 150 FEET ON THE NORTHERLY MARGIN OF ROLLING FORK DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES, 578 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM EDWARD KNISH AND SPOUSE, ROSEMARY KNISH TO ANITA BAILEY AND SPOUSE, BEN BAILEY AS RECORDED ON THE 13TH DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070813-0096688 AND WARRANTY DEED FROM W. P. ACKERMAN AND WIFE, HELEN A. ACKERMAN TO EDWARD J. KNISH AND WIFE, ROSEMARY D. KNISH AS RECORDED ON THE 21ST DAY OF APRIL, 1959 IN BOOK 2902, PAGE 79, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 2331, PAGE 102 & 103, BOOK 2493, PAGE 247, AND INSTRUMENT 200709210113026, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is improved property located at 6562 Rolling Fork Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of March, 2008.

Anita Bailey

Ben Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anita Bailey and Ben Bailey, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2008.

Notary Public

My Commission Expires: My Commission Expires April 17, 2010

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212