Davidson County DEEDWARR
Recvd: 07/01/08 10:33 3 pgs
Fees:18.00 Taxes:809.38
20080701-0067606

SPECIAL WARRANTY DEED

FROM: Elizabeth N. Krebs

TO: Thomas E. Nesbitt, Sr.

This instrument was prepared by:
Carla L. Lovell, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Thomas E. Nesbitt, Sr. 108 Bellebrook Circle Nashville, TN 37205	same	130-05-1-A 008.00 07DZ 32980

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $218,750

Carla L Lovell
Affiant

Sworn to and subscribed before me, this 30th day of June, 2008.

Beverly Sebastian
Notary Public

BEVERLY SEBASTIAN STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Beverly Sebastian
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

My Commission Expires: 9/19/09

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth N. Krebs** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Thomas E. Nesbitt, Sr.** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest, being an undivided one fourth interest, in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 108 Bellebrook Circle, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising

out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 30th day of June, 2008.

SELLER: Elizabeth N. Krebs

Elizabeth N. Krebs

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth N. Krebs, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of June, 2008.

Carla L Lovell

Notary Public

My Commission Expires: 9-20-08

NOTARY PUBLIC
AT LARGE
Carla L. Lovell
My Commission Expires
September 20, 2008
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 8 on the plan of Bellebrook, of record in Book 5200, page 442, as corrected in Book 6087, page 957 Register's Office for Davidson County, Tennessee

SAID Lot No. 8 fronts 26.46 feet on the southwesterly margin of Bellebrook Circle and extends back 93.03 feet on the northerly line and 190.59 feet on the broken southerly line to a dead line in the rear, measuring 132.97 feet thereon.

BEING the same property conveyed to Thomas E. Nesbitt, Jr., Mary N. Voigt, Jonathan C. Nesbitt, and Elizabeth N. Krebs, as equal tenants in common, by deed from Thomas E. Nesbitt, Jr., Trustee of the Qualified Personal Residence Trust of Elizabeth N. Nesbitt of record in Instrument No. 20080630-0067204, Register's Office of Davidson County, Tennessee.