This instrument was prepared by Milton W. Smith, Jr., Attorney at Law, 3815 Cleghorn Avenue, Nashville, Tennessee 37215

WARRANTY DEED

BOOK 5374 PAGE 231

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sara Celeste Albright	The Lomas & Nettleton Company	Map 61-15
(NAME)	(NAME)	
3822 Baxter Avenue	P.O. Box 1056	Parcel 307
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37216	Virginia Beach, Virginia 23451	15DZ-06025
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100----------
----------($10.00)----------
Dollars,

cash in hand paid by the said Grantee, hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantee of the unpaid balance of an indebtedness payable to Tennessee Housing Development Agency, c/o Lomas & Nettleton Company; and secured by a deed of trust executed by Robert P. Null, Jr. and wife, Teresa Null, of record in Book 5208, page 738, Register's Office for Davidson County, Tennessee; which said unpaid balance the said Grantee hereby agrees to assume and promises to pay;

Robert P. Null, Jr. and wife, Teresa Null, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Sara Celeste Albright, hereinafter called Grantee, her

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of the Subdivision of Englewood Home Tract of record in Book 421, page 174, Register's Office for said County.

Said Lot No. 31 fronts 100 feet on the easterly side of Baxter Avenue and extends back between parallel lines 225 feet to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Robert P. Null, Jr. and wife, Teresa Null by deed from Pauline Younger Phillips, etal, of record in Book 5208, page 736, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement of record in Book 4311, page 122, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,500.00

Affiant

Subscribed and sworn to before me, this the 11th day of December 19 78

Notary Public

My commission expires: Nov 26, 1979
(Affix Seal)

This is improved ( ) unimproved (X) property, known as 3822 Baxter Avenue, Nashville, Tennessee 37216
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 11th *day of* December, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert P. Null, Jr.

Teresa Null

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Robert P. Null, Jr. and wife, Teresa Null

the within named bargainor...S, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee this* 11th *day of* December, *1978.*

Notary Public

Commission expires Nov 26, 1979

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

Notary Public

Commission expires .....

DEC 12 78 CONV 27,500.00
DEC 12 78 S'TAX B* 71.50
DEC 12 78 PR'FEE B* .50
DEC 12 78 W'DEED B* 4.00 * 76.00

WARRANTY DEED

FROM Robert P. Null Jr. etux Teresa Null

TO Sara Celeste Albright

F. 0 4 7 7 2

IDENTIF. REFERENCE

DEC 12 1 51 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS