BOOK 10759 PG 108

RETURN TO BOX #23

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN,
& CALDWELL (RDB)
A Professional Corporation
Suite 1700, 511 Union Street
Nashville, Tennessee 37219

FROM: Richard L. Albers and wife,
Patricia F. Albers ("GRANTORS")

TO: Carolyn C. Robinson ("GRANTEE")

ADDRESS NEW OWNER:	**SEND TAX BILLS:**	**MAP AND PARCEL NO:**
Carolyn C. Robinson 4336 Kenilwood Drive Nashville, TN 37204	SAME	132-8-04

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **Richard L. Albers** and wife, **Patricia F. Albers**, have bargained and sold, and by these presents do transfer and convey unto **Carolyn C. Robinson**, her heirs and assigns, all of our interest in and to a certain tract or parcel of land in Davidson County, Tennessee, as described on Exhibit "A" attached hereto and made a part hereof.

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, her heirs and assigns, forever.

And GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1998 real property taxes, which have been prorated between the parties and which shall be paid by GRANTEES before delinquent and except as set forth on Exhibit "B" attached hereto and made a part hereof.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of January, 1998.

Richard L. Albers

Richard L. Albers

Patricia F. Albers

Patricia F. Albers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State, the within named, **Richard L. Albers** and wife, **Patricia F. Albers**, the bargainors, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of January, 1998.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 11-28-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Carolyn C. Robinson
AFFIANT

Subscribed and sworn to before me, this 15th day of January, 1998.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 11-28-98

BOOK 10759 PG 110

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Southmeade, as shown on plat of record in Plat Book 1835, pages 118 and 119, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Richard L. Albers and wife, Patricia F. Albers, by Warranty Deed from James A. Cooper and wife, Helen W. Cooper, of record in Book 6722, page 577, Register's Office for Davidson County, Tennessee.

The above description is identical to that contained in the prior deed of record on this property.

This is improved property known as 4336 Kenilwood Drive, Nashville, Tennessee 37204

98 JAN 15 PM 2:54

0390618
IDENTIF. & REFERENCE

N RAC 230097.1
824059-0003 01/14/98

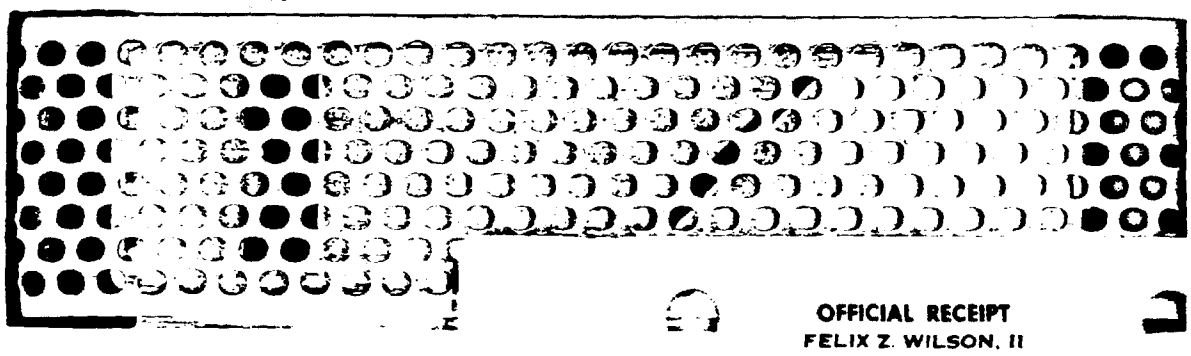
EXHIBIT "B"
Exceptions

1. All matters shown on Plat recorded in Book 1835, pages 118 and 119.

2. Restrictive Covenants and Easements as contained in Book 2044, page 31, Book 2046, page 541 and in Book 7254, page 187.

3. Easement(s) for public utility purposes, as set forth in instrument recorded in Book 2088, page 19.

2577 01/15 0101 03CHECK 757.00



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

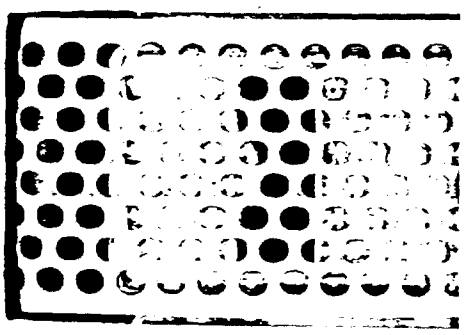
RECEIVED OF _____

FOR _____

BOOK 10759 PG 112

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 200000.00
CON TX 740.00
PRFEE 1.00
WDEED 16.00
TOTAL 757.00
CHECK 757.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/15/98 01 14:59 0001 2577

0390618
IDENTIF. ↑ REFERENCE

98 JAN 15 PM 2:54

FELIX Z. WILSON
REGISTER
DAVIDSON CO. TN.

No. 1243215