Instr:200002140014851 Page: 1 OF 2
REC'D FOR REC 02/14/2000 2:06:05PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $186.24

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38665 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$50,335.26.**

X Andreas Albert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
11TH DAY OF FEBRUARY, 2000.

Notary Public

MY COMMISSION EXPIRES: 3/26/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :
ANDREAS ALBERT
1221 15th Avenue, South
Nashville, Tennessee 37212

SEND TAX BILLS TO:
SAME

MAP-PARCEL #
105-1-240
22W 17420

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, OTTO MIDDLEBROOK, JR., a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREAS ALBERT**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 7 in George I. Waddey's Re-Subdivision of Lot No. 28, O. B. Hayes Rokeby Addition, as of record in Book 421, page 141, Register's Office for said County.

SAID Lot No. 7 fronts 40 feet and 9 inches on the west side of 15th Avenue South and runs back between parallel lines 152 feet and 6 inches to a 15 foot alley.

BEING the same property conveyed to Otto Middlebrook, Jr., a single person, by deed from John E. Jordan, a single person, and Aubrey Todd Burchell and wife, Bridgette Delon Burchell of record in Book 8888, page 481, Register's Office for Davidson County, Tennessee.

This is improved property known as 1215 15th Avenue, South, Nashville, Tennessee 37212

To have and to hold the said tract or parcel of land, which the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to thes aid land to the said GRANTEES, THEIR HEIRS AND ASSIGNS AGAINST THE LAWFUL CLAIMS OF ALL PERSONS, WHOSOEVER.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND THIS 11TH DAY OF FEBRUARY, 2000.

X Otto Middlebrook Jr
OTTO MIDDLEBROOK, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named OTTO MIDDLEBROOK, JR., a single person, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 11 day of FEBRUARY, 2000.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 5/26/02

My Commission Expires