Instr:200002150015281 Page: 1 OF 2
REC'D FOR REC 02/15/2000 2:12:24PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $74.00

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38660 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 20,000.00.**

X Andreas Albert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
15TH DAY OF FEBRUARY, 2000.

Notary Public

MY COMMISSION EXPIRES: 5/26/02

NOTARY PUBLIC AT LARGE

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 #
105-5-27
22W 18060

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, ESSIE T. BATTLE, UNMARRIED**

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

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 Lots No. 8, 9, 10 and 11 in the Subdivision of Lot No. 27 of O. B. Hayes Plan of Lots, called Rokeby, of record in Book 421, Page 22, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Essie T. Battle by deed from Thomas J. Anderson, Jr., Administrator and Guardian of record in Book 11362, Page 857, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY KNOWN AS 1300 15TH Avenue, South, Nashville, TN 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 15 DAY OF FEBRUARY, 2000.

X Essie T Battle
ESSIE T. BATTLE

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 **ESSIE T. BATTLE, UNMARRIED** the 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 official seal at Nashville, Tennessee, this the 15TH DAY OF FEBRUARY, 2000.

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, (TENN.

NOTARY PUBLIC

My Commission Expires: 5/26/02

My Commission Expires MAY