WARRANTY DEED

Instr:200002230017884 Page: 1 OF 3
REC'D FOR REC 02/23/2000 2:21:35PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $699.30

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS
$ 189,000.00

Allison Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August, 19 99

Karen Saylor
Notary Public

MY COMMISSION EXPIRES: 1-20-02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Allison Bennett	Same	
4305 Albion Street		91-08-236.00
Nashville, TN		

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, WE, Albion 2000, LLC HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allison Bennett 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:

SEE ATTACHED EXHIBIT "A".

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:

4305 Albion Street, Nashville, TN 37209
(HOUSE NUMBER) (STREET) (CITY) (STATE) (ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with 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 the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness _____ hand(s) this the 20th day of August, 19 99.

ALBION 2000, LLC

BY: _____

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, _____, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this the _____ day of _____, 19____.

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wellon W. Holt & David Shearon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged themselves to be President (or other officer authorized to execute this instrument) of the Abion 2000, LLC, the within named bargainor, a corporation, and that they as such officers / partners, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by themselves as Partners.

WITNESS my hand and seal, at office in Nashville, this the 20th day of August, 1999.

Karen Taylor
NOTARY PUBLIC

My Commission Expires: 1-20-02

EXHIBIT "A"

LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly parts of Lot Nos. 25 and 26, and the westerly 60 feet of the northerly 32 feet of Lot No. 27, on the Map of the proposed Re-Arrangement of CLIFTON SUBDIVISION, of record in Book 161, page 80, Register's Office for said County, which proposed plan is of record in Book 1130, page 52, and which proposed plan likewise includes a part of a 15 foot alley on said original plan and being more particularly described according the Plan of record in Book 1130, page 52, and a survey by T. R. Sanford, dated September 4, 1962, as follows:

BEGINNING at a point in the southerly margin of ALBION STREET, 92.6 feet West of the Southwest corner of 43rd Avenue North and Albion Street; thence in a southerly direction, parallel to the westerly margin of 43rd Avenue North, 141 feet to a point, the Southwest corner of the property conveyed to Robert P. Lipscomb and wife, by deed of record in Book 1304, page 77, said Register's Office; thence in a westerly direction parallel to the northerly margin of Lot. Not. 28, 75 feet to the easterly margin of an alley; thence along the easterly margin of said alley, northerly 165.3 feet to the intersection of said alley and Albion Street; thence in an easterly direction along the southerly margin of Albion Street, 77.3 feet to the point of beginning.