RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **38709** FILE BOX "7"

Instr:20000308B0024150 Page: 1 OF 4
REC'D FOR REC 03/08/2000 3:32:39PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $44.40

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS 3RD DAY OF MARCH, 2000

Notary Public

MY COMMISSION EXPIRES: 10/5/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

ADDRESS OF NEW OWNER AS FOLLOWS :
KENNETH E. ALBERT et ux
325 Featherstone Drive
Gallatin, Tennessee 37066

SEND TAX BILLS TO:
S A M E

MAP-PARCEL #
38-99
14D 9150

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, FRANCES ALBERT, Unmarried**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH E. ALBERT and wife, NADJA ELLEN 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:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Ewin A. Albert and wife, Frances Albert by deed from Herbert F. Stenberg et al, of record in Book 7289, Page 857, Register's Office for Davidson County, Tennessee. The said Ewin A. Albert having since died.

The said Frances Albert and Frances E. Albert being one and the same person who executed this document.

Unimproved (X)

This is improved ( ) property, known as **4498 Stenberg Road, Whites Creek TN 37189**
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 MY HAND THIS 3RD DAY OF MARCH, 2000.

X Frances E. Albert
FRANCES ALBERT

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 **FRANCES ALBERT, 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 9th day of March, 2000.

My Commission Expires: 5/26/02

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

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires:

On this the _____ day of _____, _____
, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of
as _____ Attorney in Fact, and acknowledged that ___ executed the same as the free act and deed of the said though they had personally acted.

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

_____
NOTARY PUBLIC

My Commission Expires: _____

Witness my hand and official seal at _____, this the __th_____ day of _____, 19_____.

My commission expires:_____ _____
NOTARY PUBLIC

CERTIFICATE OF SURVEY
Tract No. 1

State of Tennessee
Davidson County
Civil District No. 2
January 7, 1987

THIS IS TO CERTIFY that I have surveyed for Edna Dunn and Frances Albert a certain tract or parcel of land located in the aforementioned district, county, and state; and the same is bounded and described by metes and bounds as follows:

BEGINNING at an existing spike in the centerline of Stenberg Road, said spike being the southwest corner of the property conveyed to Anna A. Preston by deed of record in Book 5887, Page 687 of the Register's Office of Davidson County, Tennessee;

THENCE, with the centerline of Stenberg Road, South 85 degrees 47 minutes 52 seconds West, 243.46 feet to a spike;

THENCE, along a gravel roadway, North 52 degrees 37 minutes Ø8 seconds West, 1ØØ.Ø feet to an iron pin;

THENCE, continuing with said gravel roadway, North 76 degrees 2Ø minutes 14 seconds West, 21.65 feet to an iron pin, set this survey;

THENCE, North 6 degrees 42 minutes Ø2 seconds West, 822.Ø feet to an iron pin, set this survey;

THENCE, North 43 degrees 45 minutes 2Ø seconds West, 1548.Ø5 feet to an iron pin, set this survey;

THENCE, North 15 degrees 16 minutes 1Ø seconds West, 264.95 feet to an iron pin, set this survey, in the southerly boundary of the property conveyed to Michael Carney and wife, by deed of record in Book 5976, Page 215, R.O.D.C.T.;

THENCE, North 37 degrees 18 minutes Ø7 seconds East, 13Ø.36 feet to an iron pin;

THENCE, South 64 degrees 39 minutes 48 seconds East, 33Ø.Ø feet to an iron pin;

THENCE, South 66 degrees 19 minutes 29 seconds East, 239.25 feet to an iron pin;

THENCE, South 68 degrees 49 minutes 39 seconds East, 313.5Ø feet to an iron pin;

THENCE, South 76 degrees 4Ø minutes Ø6 seconds East, 211.2Ø feet to an iron pin;

THENCE, South 89 degrees 25 minutes Ø1 seconds East, 184.8Ø feet to an iron pin;

THENCE, South 2 degrees Ø4 minutes 23 seconds West, 778.77 feet to an iron pin;

THENCE, South 55 degrees 1Ø minutes 58 seconds East, 1155.Ø feet to an iron pin;

THENCE, South 8 degrees 16 minutes ØØ seconds West, 14.87 feet to an iron pin;

THENCE, South 82 degrees 52 minutes Ø4 seconds West, 445.24 feet to an iron pin;

THENCE, North 4 degrees 48 minutes Ø9 seconds West, 166.99 feet to an iron pin;

THENCE, South 86 degrees 39 minutes 41 seconds West, 23Ø.79 feet to an iron pin;

THENCE, South 6 degrees 42 minutes Ø2 seconds East, 59Ø.ØØ feet to the point of beginning, containing 32.Ø17 acres, more or less.

BEING a portion of the property conveyed to Frank E. Stenberg and wife, by deed of record in Book 5842, Page 2Ø8, R.O.D.C.T.

Surveyed By: William Marlin Keel

William Marlin Keel

