Prepared by:
Realty Title & Escrow Company, Inc.
5120 Virginia Way, Suite C-22
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~WILLIAMSON~~ Orleans

The actual consideration or value, whichever is greater, for this transfer is $110,500.00

Affiant David Adams

Subscribed and sworn to before me this ~~30th~~ 27th day of March, 2001.

Jerrylynn Johnson
Notary Public, State of New York
Qualified in Orleans County
Commission Expires April 13, 2002

Notary Public
My commission expires: 4-13-02

JERRYLYNN JOHNSON NOTARY PUBLIC STATE OF NEW YORK

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Chris G. Albert	New Owner	105-01-0
1019-15th Avenue South		150.00
Nashville TN 37212		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Universal Portfolio Buyers, Inc., hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Chris G. Albert and wife, Andrea Albert, hereinafter called the Grantees, their successors 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. 45 on the Plan of B.F. Shields' Heirs Addition to Nashville, Tennessee, of record in Book 57, Page 31, said Register's Office, and Plan Book 1, Page 128, Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 45 fronts 50.5 feet on the west side of 15th Avenue South, formerly Bowles Street; and extends back between parallel lines, 140.6 feet to an alley.

Being the same property conveyed to Universal Portfolio Buyers, Inc. by Substitute Trustee's Deed of record in Instrument No. 20010313-0023721, said Register's Office. The legal description in said Substitute Trustee's Deed contains a typographical error in the name of the subdivision. It reads S.P. Shields' Heirs Addition to Nashville, Tennessee and should read B.F. Shields' Heirs Addition to Nashville, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1019-15th Avenue South, Nashville, TN 37212

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 04/09/01 14:34 2pgs
Fees:11.00 Taxes:408.85
20010409-0034806

WITNESS its hand as of the 30th day of March, 2001.

Universal Portfolio Buyers, Inc.

By: Namco Asset Management, Inc.

By:_____
Dave Adams, Vice President

STATE OF NEW YORK
COUNTY OF ORLEANS

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dave Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Vice President of Namco Asset Management, Inc., the Attorney-in-Fact for Universal Portfolio Buyers, Inc., the bargainor, and who acknowledged that he as such Vice President is authorized by Namco Asset Management, Inc. to execute this instrument on its behalf, and that Namco Asset Management, Inc. is authorized by Universal Portfolio Buyers, Inc. to execute this instrument on its behalf.

Witness my hand in Albion, New York, this 2nd day of April, 2001.

_____
Notary Public

My Commission Expires 4/13/02

Jerrylynn Johnson
Notary Public, State of New York
Qualified in Orleans County
Commission Expires April 13, 2002

