THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18231**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $255,000.00 Affiant Subscribed and sworn to before me, this 24th day of AUGUST, 2001. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Mr. Alan D. Baldridge 2809 Acklen Avenue Nashville, TN 37212	**Send Tax Bills To:** Bank Of America P.O. Box 35140 Louisville, KY 40232-5140	**Tax Information:** MAP 104-11 PAR 52 FB 24W 6480

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, LEONARD P. ALBERSTADT AND WIFE, JOAN KUHN ALBERSTADT ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ALAN D. BALDRIDGE ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2809 Acklen Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of AUGUST, 2001.

LEONARD P. ALBERSTADT

JOAN KUHN ALBERSTADT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LEONARD P. ALBERSTADT AND WIFE, JOAN KUHN ALBERSTADT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of AUGUST, 2001.

My Commission Expires: _____

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 08/28/01 09:48 2pgs
Fees:13.00 Taxes:943.50

20010828-0092896

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 Block "4" on the Plan of Fairfax Place, as of record in Plat Book 547, pages 137 and 138, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Leonard P. Alberstadt and wife, Joan Kuhn Alberstadt by quitclaim deed from Joan Kuhn Alberstadt and husband, Leonard P. Alberstadt of record in Book 11225, page 949, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 547, page 137 and 138, said Register's Office.