(1)

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF January ~~2001~~ 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Mail **THIS INSTRUMENT WAS PREPARED BY**
Liberty Escrow, Inc., 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andreas Albert	Saxon Mortgage Inc.	093-13-0-270.00
(NAME)	(NAME)	
1207 Sigler Street	4880 Cox Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Glen Allen VA 23060	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/22/02 11:11 2pgs
Fees:13.00 Taxes:370.00

20020122-0008405

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,

Samuel Alexander Jr., and wife Grace Alexander

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:

Being the easterly half of Lot No. 3 on the Plan of McCall Heir's Subdivision of certain lots in Sigler's Addition, as of record in Book 161, page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 50 feet on the southerly side of Sigler Street and runs back between parallel lines 206.25 feet, more or less, to an alley.

Being the same property conveyed to Samuel Alexander, Jr. and wife, Grace Alexander by deed from Samuel Alexander, Jr., Executor of the Estate of Robert S. Denny dated August 5, 2000 and filed for record as Instrument No. 20000831-0086290, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1207 Sigler Street, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 our hands this 15 day of January ~~2001~~. 2002.

Samuel Alexander Jr.

Grace Alexander

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Samuel Alexander Jr., , and wife Grace Alexander with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 15 day of January, ~~2001.~~ 2002.

Commission expires:

Notary Public

