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. 19027**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $149,000.00. Affiant Subscribed and sworn to before me, this 31st day of MAY, 2002. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Mr. Wayne E. Ripley, III 4487 Post Place, #99 Nashville, TN 37205	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	**Tax Information:** MAP 103-15-B PAR 99.00 CO FB 08DA 61398

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, GERRIT ALBERT AND WIFE, LESLIE ALBERT AND JOHN C. ALBERT, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WAYNE E. RIPLEY, III, UNMARRIED ("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 4487 Post Place, #99, Nashville, Tennessee 37205.

Subject property is not the marital principal residence of Grantor JOHN C. ALBERT.

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 31st day of MAY, 2002.

GERRIT ALBERT

LESLIE ALBERT

JOHN C. ALBERT, BY: GERRIT ALBERT, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO as Instrument # 20020605006817(

Davidson County DEEDWARR
Recvd: 06/05/02 12:08 3pgs
Fees:18.00 Taxes:551.30

20020605-0068172

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, GERRIT ALBERT AND WIFE, LESLIE ALBERT, 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 31st day of MAY, 2002.

My Commission Expires: _____ Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERRIT ALBERT, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said JOHN C. ALBERT and is authorized by the said JOHN C. ALBERT to execute this instrument on HIS behalf.

Witness my hand, at Office, this 31st day of MAY, 2002.

My commission expires:

_____

_____
Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 99 on the Plan of Lion's Head Condominium Apartments of record in Plat Book 5200, page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium Apartments, a horizontal property regime established by Master Deed and By-Laws of record in Book 5340, page 70, corrected in Book 5342, page 683, said Register's Office.

Being the same property conveyed to Gerrit Albert and wife, Leslie Albert, and John C. Albert, married, by deed from Christine Parks, unmarried, appearing as Instrument No. 200005310053872, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5340, page 70, Book 5342, page 683; (3) Easements of record in Book 6909, page 212, Book 7196, page 827, Book 3324, page 527, Book 3376, page 102, Book 3969, page 788, Book 4995, page 32, Book 4889, page 140, and Book 4675, page 134; (4) Charter of record in Book 5342, page 2; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 82, said Register's Office.