THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Hix & Gray, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, TN 37238

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00.

Natasha Bilbrey
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15 day of November, 2002.

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

Notary Public
My Commission Expires: 1/4/06

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
John Albani, et ux
4818 Briarwood Drive
Nashville, TN37211

SEND TAX BILLS TO:
Mortg. Lenders Ntwk.
213 Court St. / Middlesex Corp. Ctr. / 11th Floor
Middletown, CT. 06457

MAP-PARCEL NUMBERS:
146-04-0-085.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES C. DRUMWRIGHT, III and wife, KRISTY LEIGH HARDISON** hereinafter referred to as Grantor(s), hereby transfers and conveys to **JOHN ALBANI , a married person,** hereinafter referred to as Grantee(s), his/her/their heirs 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. 30 on the Plan of Elysian Meadows Addition, Section II, as of record in Book 2663, page 101, Register's Office for said County.

Said Lot No. 30 fronts 115 feet on the northerly side of Briarwood Drive and extends back 192.6 feet on the westerly line and 185.2 feet on the easterly line which is a broken line, to a dead line measuring 104.7 feet thereon.

Being the same property conveyed to James C. Drumwright, III and Kristy Leigh Hardison by deed from Carol J. Winkler and husband, Kenneth E. Winkler of record in Book 10006, page 843, Register's Office for Davidson County, Tennessee. James C. Drumwright, III and Kristy Leigh Hardison acquired this property on March 28, 1996.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **4818 Briarwood Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 15 day of November, 2002.

Davidson County DEEDWARR
Recvd: 11/18/02 12:04 2pgs
Fees:13.00 Taxes:647.13
20021118-0142640

James C. Drumwright, III
JAMES C. DRUMWRIGHT, III

Kristy Leigh Hardison
KRISTY LEIGH HARDISON*

***Kristy Leigh Hardison Drumwright and Kristy Leigh Hardison are one and the same person.**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James C. Drumwright, III and wife, Kristy Leigh Hardison**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 15 day of November, 2002.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.