Davidson County DEEDWARR
Recvd: 02/10/03 09:52 2pgs
Fees:13.00 Taxes:256.41

20030210-0017761

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
02TN000034

WARRANTY DEED

TERINA C. GARRETT NOTARY PUBLIC AT LARGE ROBERTSON CO., TN

MY COMMISSION EXPIRES: JAN. 25, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$69,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2003

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andreas Albert **1033 14th Avenue South** **Nashville, TN 37212**	**Argent Mortgage Company, LLC** **8 Skyline Drive** **Hawthorne, NY 10532**	**105-01-561.00**

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,

BARBARA L. COLEMAN NEWSOM, UNMARRIED, AND CHARLES L. KELLEY NEWSOM, UNMARRIED, AS TO A LIFE ESTATE

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:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Edgehill Estates, Section 97, of record in Plat Book 4675, page 148, Register's Office for said County.

SAID LOT No. 4 fronts 52.0 feet on the westerly margin of 14th Avenue South and extends back 143.59 feet on the northerly line and 141.67 feet on the southerly line to a broken line in the rear, measuring 52.07 feet thereon.

Being the same property conveyed to Barbara L. Coleman Newsom, reserving a life estate interest to Charles L. Kelley Newsom, by Correction Deed from Charles L. Kelley Newsom, dated November 23, 1988 and recorded January 6, 1989 in Book 7746, page 154, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1033 14th 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 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 5th day of February, 2003.

Barbara L. Coleman-Newsom
BARBARA L. COLEMAN NEWSOM

Charles L. Kelley Newsom
CHARLES L. KELLEY NEWSOM

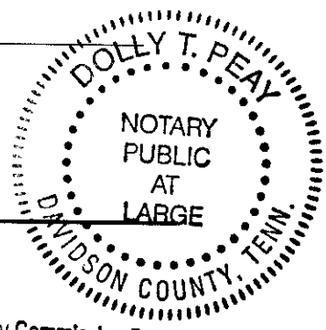
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARBARA L. COLEMAN NEWSOM, unmarried, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of February, 2003.

Commission Expires:_____

Dolly T Peay
Notary Public



My Commission Expires JULY 30, 2005

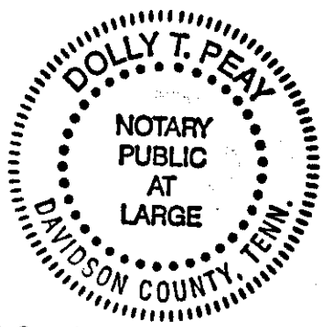
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES L. KELLEY NEWSOM, unmarried, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of February, 2003.

Commission Expires:_____

Dolly T Peay
Notary Public



My Commission Expires JULY 30, 2005