Davidson County DEEDWARR
Recvd: 06/30/03 11:10 2pgs
Fees:13.00 Taxes:147.63

20030630-0089887

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42039

WARRANTY DEED

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2003

Notary Public

MY COMMISSION EXPIRES: 7-24-2004

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andreas Albert	S A M E	105-5-22
1216 15th Avenue, South		
Nashville, TN, 37212		

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, I/WE,

Lenora Clardy and Arvazena Clardy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andreas Albert

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 the south 20 feet of Lot No. 2 and the north 20 feet of Lot No. 3 on the map of the Subdivision of Blocks Nos. 27 and 49, O. B. Hayes Rokeby Addition, as of record in Book 421, page 22, Register's Office for said County.

Said part of said lots adjoin and front together 40 feet on the east side of 15th Avenue South, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Lenora Clardy and Arvazena Clardy by Quitclaim Deed from Clifton Clardy et al, of record in Book 3537, page 73, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1216 15th 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 my/our hand(s) this 19th day of June, 2003

Lenora Clardy by Arvazena Clardy Attorney in Fact
Lenora Clardy

Arvazena Clardy
Arvazena Clardy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Arvazena Clardy, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of June, 2003.

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 19th day of June, 2003, before me personally appeared ARVAZENA CLARDY, to me known to be the person who executed the foregoing instrument in behalf of LENORA CLARDY, as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said LENORA CLARDY, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19th day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29 2006