THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 17278K

Davidson County DEEDWARR
Recvd: 01/08/04 08:44 2pgs
Fees:13.00 Taxes:604.95

20040108-0002976

MAP/GROUP/PARCEL:
136-05-0-A/012.00 CO.

NEW OWNER'S NAME AND ADDRESS:
SUSAN H. DOBBINS
309 KOTTAS PLACE
NASHVILLE, TENNESSEE 37217

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, SCOTT R. ALBRIGHT and ANGELA P. ALBRIGHT, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto SUSAN H. DOBBINS, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE PLAN OF FINAL PLAT OF PHASE ONE, BAYVIEW ESTATES, OF RECORD IN BOOK 9700, PAGE 797, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The subject property is commonly known as 309 KOTTAS PLACE, Nashville, TN 37217.

BEING the same property conveyed to Grantors herein by deed of record in Book 11711, Page 684, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Scott R. Albright By: Kristi Wynn Jones A.I.F.
SCOTT R. ALBRIGHT

Angela P. Albright
ANGELA P. ALBRIGHT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, SCOTT R. ALBRIGHT and ANGELA P. ALBRIGHT, HUSBAND AND WIFE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 19th day of DECEMBER, 2003.

Kate Rosenthal
NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

My Commission Expires:

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STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $163,500.00.

AFFIANT

Sworn to and subscribed before me, this the 19th day of December, 2003.

Kate Rosenthal
NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

My Commission Expires:

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