This Instrument prepared by
and after recording return to:
Law Office of G. Miller Hogan II
5123 Virginia Way
Paddock III, Suite A-11
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/27/04 15:07 3pgs
Fees:18.00 Taxes:562.40
20040227-0022577

Send Tax Bills to New Owner at:

Tim McLaughlin
Sharon McLaughlin
352 Wauford Drive
Nashville, TN 37211

Map & Parcel Number

147-5-50

GENERAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF ~~Davidson~~ Williamson)

Know all men by these presents that, **Donald Maurice Albright** (hereinafter the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Tim McLaughlin** and wife, **Sharon McLaughlin** (hereinafter collectively the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents GRANTS, SELLS AND CONVEYS, unto the Grantees, all of that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot(s) 548, as shown on the map entitled Caldwell Hall, Section 8, of record in Plat Book 3106, page(s) 39 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald Maurice Albright and wife, Georgia G. Albright by deed of record in Book 3432, page 151 in the Register's Office for Davidson County, Tennessee the said Georgia G. Albright having since died.

This is improved property commonly known as: 352 Wauford Drive, Nashville, TN 37211.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on the plan of Caldwell Hall of record in Book 3106, page 39 in the Register's Office for Davidson County, Tennessee, restrictive covenants of record in Book 3254, page 88, said Register's Office and all matters that would be revealed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their heirs, successors and assigns, forever.

The Grantor, for himself and his heirs, successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself and his heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 19th day of February, 2004.

Donald Maurice Albright by [signature] attorney in fact
By: Donald G. Albright
his attorney-in-fact

STATE OF TENNESSEE)
)
COUNTY OF Williamson)
Davidson

On this the 19th day of February, 2004, before me personally appeared **Donald G. Albright**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Donald Maurice Albright** and acknowledged that such person executed the same as the free act and deed of **Donald Maurice Albright**.

G. MILLER HOGAN II NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

G. Miller Hogan II
Notary Public
My commission expires: JAN. 4, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value for this transfer of property is $$152,000.00.

Affiant

Sworn to and subscribed before me this
19 day of February, 2004.

Notary Public
My Commission Expires:

MARK K. SHAFFER NOTARY PUBLIC DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MARCH 31 2007