03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $216,500.00

Affiant

Subscribed and sworn to before me, this 19th day of April, 2004.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 04/26/04 08:58 2pgs
Fees:13.00 Taxes:801.05

20040426-0046824

Address of New Owner:	Send Tax Bills to:	Tax Information
Albino Albanese	New Owner	129-08038
1021 Edwin Warner Drive		
Nashville TN 37205		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Frederic J. Schrenger, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Albino Albanese and wife, Annamae Albanese, hereinafter called the Grantees, their successors 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. 25 on the Plan of Section I, Warner Park Valley, of record in Book 3600, Pages 12, 13 and 14, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Frederic J. Schrenger and wife, Lucinda B. Schrenger by deed from Lynch D. Bennett, III and wife, Mary Kate Bennett, of record in Book 9773, Page 639, Register's Office for Davidson County, Tennessee. The said Lucinda B. Schrenger having since died.
>
> Veronica Schrenger, wife of Frederic J. Schrenger, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1021 Edwin Warner Drive, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of April, 2004.

Frederic J. Schrenger

Veronica Schrenger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Frederic J. Schrenger and Veronica Schrenger, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 19th day of April, 2004.

Notary Public

My Commission expires 03/14/05