RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43820

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: 3-27-07
(AFFIX SEAL)

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

MY COMMISSION EXPIRES: MARCH 27, 2007

Davidson County DEEDWARR
Recvd: 05/12/05 13:44 2 pgs
Fees:13.00 Taxes:296.00

20050512-0053800

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andreas Albert	**Andreas Albert**	93-13
(NAME)	(NAME)	(MAP)
1220 Sigler Street	**P.O. Box 121406**	230.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37203	**Nashville, TN 37212-1406**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Laquita Smith, Annie Mae Rosenberg, Freda Crump and Martha Ruth Kilpatrick f/k/a Martha Ruth Smith, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Andreas Albert*** hereinafter called Grantee(s), his heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

***a single person**

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Sigler's Plan of Lots of record in Plan Book 1, page 4, Chancery Court at Nashville, Tennessee.

Said Lot No. 11 fronts 100 feet on the North side of Sigler Street and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Nina Mae Smith, Beatrice S. Smith, William A. Smith and Martha Ruth Smith, by deed of record in Book 71, page 504, Register's Office for Davidson County, Tennessee. Nina Mae Smith having since died on April 17, 1976, with her interest vesting in her heirs-at-law, William A. Smith, Mattie M. Smith, Beatrice Crump, Martha Kilpatrick and Annie Mae Rosenberg. William A. Smith further conveyed his interest in subject property to Laquita Smith by quitclaim deed of record in Instrument No. 20040716-0085116, said Register's Office. Beatrice Crump fka Beatrice S. Smith having since died intestate with her interest vesting in her heir-at-law, Freda Crump. Mattie M. Smith having since died intestate with her interest vesting in her heirs-at-law, William A. Smith, Beatrice Crump, Martha Kilpatrick and Annie Mae Rosenberg.

This conveyance is subject to the taxes for the 2005 and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1220 Sigler Street, Nashville, Tennessee 37203

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 28th day of April, 2005.

Laquita Smith

Laquita Smith as attorney in fact for Annie Mae Rosenberg

Freda Crump

Laquita Smith as attorney in fact for Martha Ruth Kilpatrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Laquita Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of April, 2005.

Notary Public

My Commission Expires: 9/22/2007

John M. Wells Notary Public at Large Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, Notary Public within and for the State of Tennessee and Williamson County, appeared Laquita Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Annie Mae Rosenberg, Freda Crump and Martha Ruth Kilpatrick, the within named bargainors, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Annie Mae Rosenberg, Freda Crump and Martha Ruth Kilpatrick,, the bargainors, by the said Laquita Smith as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 28th day of April, 2005.

Notary Public

My Commission Expires: 9/22/2007

John M. Wells Notary Public at Large Davidson County, Tennessee