PREPARED BY ~~AND RETURN TO~~:

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W & I Ref:(_____) Title No: 46331
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/16/05 15:21 2 pgs
Fees:13.00 Taxes:1591.00
20050516-0055037

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark Dengler Michelle Petrin 2602 Westwood Avenue Nashville, TN 37212	SAME / New Owner

TAX MAP-PARCEL NUMBERS: 104-15-288

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$430,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel W. Albert and spouse, Marla S. Albert**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Dengler, unmarried and Michelle Petrin, unmarried, as joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 100 feet of the easterly 160 feet of the southerly half of Lot No. 37, on the Plan of Belair, of record in Book 332, page 6, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Said part of Lot No. 37 fronts 100 feet on the northerly side of Westwood Avenue and runs back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Daniel W. Albert and wife, Marla S. Albert by deed from Kevin T. Hagan and wife, Lee Anne Hagan of record in Book 11341, page 337, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 6, said Register's Office.

This is improved property, known as: 2602 Westwood Avenue, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of May, 2005.

Daniel W. Albert

Marla S. Albert

State of TENNESSEE

County of DAVIDSON

On this 11th day of May, 2005 , before me the undersigned authority, personally appeared Daniel W. Albert and Marla S. Albert , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE My Commission Expires JULY 21, 2007

County of ~~DAVIDSON~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $430,000.00

Affiant

Sworn and subscribed before me this the 11th day of May, 2005

My Commission Expires: M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 10/22/05

Notary Public