Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1423

Davidson County DEEDWARR
Recvd: 08/31/05 12:32 2 pgs
Fees:13.00 Taxes:906.50
20050831-0104277

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christine Strong and husband, Andrew Klopfer**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William A. Albaugh, V and wife,Tara Albaugh**, 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 Lot No. 94 on the Plan of Section nine, Bradford Hills, of record in Plat Book 7900, page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christine Strong and husband, Andrew Klopfer, by deed dated March 21, 1995, of record in Book 9632, page 694, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 241 Burgandy Hill Road, Nashville TN 37211.**

**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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF** this 29th day of August, 2005

**Christine Strong**

**Andrew Klopfer**

**State of Tennessee )**
**County of Davidson )**

On this 29th day of August, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Christine Strong, and Andrew Klopfer, the bargainor(s), 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 that executed the same as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 245,000.00.**

Affiant

Sworn and subscribed before me on this the 29th day of August, 2005.

Notary Public

My Commission Expires: 7-25-09

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**NEW OWNER:**
**William A. Albaugh, V**
**241 Burgandy Hill Road**
**Nashville, TN 37211**

**RESPONSIBLE FOR TAX PAYMENT:**

**TAX MAP-PARCEL #:**
**172-12-A-134CO**