WARRANTY DEED

ADAM LAFEVOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-VRE-06-5300

My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/28/06 12:56 2 pgs
Fees:13.00 Taxes:403.30

20060228-0022960

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Walker	New Owner (NAME)	
5300 Edmondson Pike		161-1A-2CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSEPH ALBIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAURA WALKER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT NO. 5300 AS SHOWN ON THE PLAT OF DANBURY OF RECORD IN BOOK 6612, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH GARAGE NO. 2 AS SHOWN ON SAID PLAT, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE DANBURY HOMEOWNER'S ASSOCIATION, ALL AS DESCRIBED IN BOOK 6612, PAGE 75, ET SEQ., SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH E. ALBIN, A SINGLE PERSON BY WARRANTY DEED FROM GILBERT E. CARTER, MARRIED, RECORDED ON THE 8TH DAY OF OCTOBER, 1993 IN DEED BOOK 9110, PAGE 511, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 6612, page 122; Book 6612, page 107; Book 6612, page 75; Book 6625, page 510, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5300 Edmondson Pike, Nashville, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd day of February, 2006.

Joseph Albin

STATE OF Tennessee
COUNTY OF Davidson

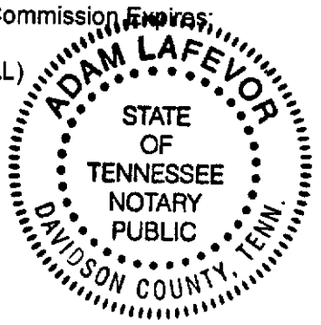
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Albin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of February, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903