THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0604076 **Record and Return to:** After Recording Return to: Heritage Title Services, LLC 8115 Isabella Lane, Ste. 5 Brentwood, TN 37027	The actual consideration or value, whichever is greater, for this transfer is: $160,800.00. Affiant Subscribed and sworn to before me this 31 day of January 2007. Notary Public My commission expires: 9-25-10 DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2010

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
David Scott Nichol 2120 Belmont Blvd., Unit A2 Nashville, TN 37212	Same as new owner	MAP 104-16, P/O PARCEL 330

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Albemarle, LLC, a Tennessee limited liability company** (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to **David Scott Nichol (the "Grantee")**, Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A2 of Albemarle Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Albemarle Condominiums of record in Instrument No. 20060309-0027782, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Albemarle, LLC, a Tennessee limited liability company by deed dated March 8, 2006, from Grace Development, Inc., a Tennessee corporation of record in Instrument No, 200603090027781, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters shown on the Plan of The Albemarle Condominiums as shown as Exhibit D to Master Deed of record in Instrument No. 20060309-0027782, Register's Office of Davidson County, Tennessee.
2. Master Deed establishing a Horizontal Property Regime of The Albemarle Condominiums of record in Instrument No. 20060309-0027782, and as amended in 20070131-0012862, Register's Office for Davidson County, Tennessee.
3. Charter for The Albemarle Condominium Association, Inc. of record in Instrument No. 20060314-0029491, Register's Office for Davidson County, Tennessee.
4. Subject to rights of others in and to the common areas and/or elements.

This is improved property known as: 2120 Belmont Blvd., Unit A2, Nashville, TN 37212

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that it is lawfully seized of said land in fee simple has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds itself and its successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 02/07/07 12:22 2 pgs
Fees:13.00 Taxes:594.96
20070207-0016075

WITNESS THE EXECUTION HEREOF this 31st day of January 2007.

Grantor: Albemarle, LLC, a Tennessee limited liability company

By: _____
Land Deleot, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Land Deleot, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is President of Albemarle, LLC, a Tennessee limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, at office, this 31st day of January 2007.

_____
Notary Public

My commission expires:

