This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Recording Information:

ADDRESS NEW OWNER:
Andreas Albert
P.O. Box 121406.
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 02/08/07 16:15 2 pgs
Fees:13.00 Taxes:1202.50
20070208-0016813

SEND TAX BILL TO:
Owner

MORTGAGEE:
Bancorpsouth Bank

MAP 105.01
GROUP
PARCEL 150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Chris G. Albert and Andreas Albert** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Andreas Albert**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of B.F. Shield's Heirs Addition to Nashville, Tennessee, of record in Book 57, page 31, said Register's Office, and Plan Book 1, page 128,Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
Said Lot No. 45 fronts 50.5 feet on the West side of 15th Avenue South, formerly Bowles Street; and extends back between parallel lines, 140.6 feet to an alley.

Being the same property conveyed to Chris G. Albert and Andreas Albert by deed of record in Instrument No. 20010409-0034806 re-recorded in Instrument No. 20020128-0011598 Register's Office for Davidson County, Tennessee. Being further conveyed to Chris G. Albert, unmarried of record in Instrument No. 20030902-0126581 Register's Office for Davidson County, Tennessee. Being further conveyed from Chris G. Albert to Andreas Albert, ½ undivided interest of record in Instrument no. 20030916-0135912, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 57, page 31 Register's Office and Plan Book 1, page 128, Chancery Court for Davidson County, Tennessee.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 57, page 31 Register's Office and Plan Book 1, page 128, Chancery Court for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 1019 15th Ave. South, Nashville, Tennessee 37212.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements

located thereon, is conveyed by Grantor and accepted by Grantee in an **"AS IS, WHERE IS" AND "WITH ALL FAULTS"** condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", his heirs and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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 our hands this the 8th day of February , 2007 .

Chris G. Albert

Andreas Albert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Chris G. Albert and Andreas Albert**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of February , 2007.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/08/2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $325,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of February, 2007 .

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON COUNTY My Commission Expires 09/08/2007