Davidson County DEEDWARR
Recvd: 05/17/07 08:16 2 pgs
Fees:13.00 Taxes:333.00
20070517-0058827

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Philip W. Albright
5515 Country Drive, #5
Nashville, TN 37211

SEND TAX BILL:

Franklin American Mortgage Co.
501 Corporate Center Dr., Ste. 400
Franklin, TN 37067

MORTGAGEE:

First Federal Bank
200 Henslee Dr.
Dickson, TN 37055

MAP AND PARCEL:
MAP 162-5-C; PARCEL 5 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Katherine J. Stevenson, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Philip W. Albright** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Townhouse No. 5 on the plan of condominium site of Hickory Valley Condominiums, of record in Plat Book 4460, page 27, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Hickory Valley Condominiums, a horizontal property regime established by Master Deed of record in Book 4521, page 574, and Clarification of Master Deed of record in Book 5001, page 394, as amended in Book 8466, page 263, Book 10597, page 675 and re-recorded in Book 10645, page 743, said Register's Office.
>
> Being the same property conveyed to Katherine J. Stevenson by deed from Darren B. Ray and wife, Denise Ray, dated May 25, 2005, of record in Instrument No. 20050526-0059728, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 5515 Country Drive, # 5, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and

forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of May, 2007.

Katherine J. Stevenson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Katherine J. Stevenson, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 14th day of May, 2007.

Notary Public

JEANNE BURTON GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires September 25, 2010

My Commission Expires: 9-25-2010

STATE OF TENNESSEE)
COUNTY OF DICKSON)

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me
this 14th day of May, 2007.

NOTARY PUBLIC

My Commission Expires: 8-23-10

JUDY A. GRIBBLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Exp. 8-23-2010