Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 28th day of December, 2007, by and between **Albertine Company-Nashville, LLC**, party of the first part, and **Donnetta Hope Turner**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of **Tennessee**:

Lot 24, Section C-2, West Meade Village, of the Subdivision, as shown on plat of record in Plat Book 2331, Page 25, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to the party of the first part by Quit Claim Deed of record at Instrument Number 20070131-0012535 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; it has a good right to sell and convey the same; that the same is unencumbered, EXCEPT

Deed Restrictions of record in Book 1473, Page 206 and Book 1783, Page 175; Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2331, Page 25; all in the aforesaid Register's Office; 2008 County of Davidson real estate taxes which the party of the second part hereby assumes and agrees to pay;

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed by and through its duly authorized officers the day and year first written above.

Albertine Company-Nashville, LLC

BY: Palmer Albertine

Palmer Albertine, Chief Manager

Davidson County DEEDWARR
Recvd: 01/11/08 08:50 2 pgs
Fees:13.00 Taxes:6290.00

20080111-0003387

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STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public, of the State and County aforesaid personally appeared , **Palmer Albertine,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Chief Manager** of Albertine Company-Nashville, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such **Chief Manager**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by (himself)(herself) as such President.

WITNESS my hand and seal at office this the 21ST day of December, 2007.

TIMOTHY STAINEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires Sept. 16, 2009

Notary Public

My Commission expires:

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(FOR RECORDING DATA ONLY)

Property Address:
405 Powder Mill Road
Nashville, TN 37205

Property Owner:
Donnetta Hope Turner
405 Powder Mill Rd.
Nashville, TN 37205

Ward, Block & Parcel Number:
Map 115-08/0 Parcel 083

Mail tax bills to:
SAME

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of December, 2007.

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

Notary Public

My Commission Expires: 3/21/2011

This instrument prepared by:
Hal C. Stanley, P.C.
7515 Corporate Centre Drive
Germantown, TN 38138

Title Insurance Company #:_____
Hal C. Stanley, P.C.#: 20070716