PREPARED BY (~~AND RETURN TO~~):

Davidson County DEEDWARR
Recvd: 05/09/08 09:51 2 pgs
Fees:13.00 Taxes:1905.50
20080509-0048104

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Return To:
7515 Enterprise Dr.
Germantown, TN 38138
HCS 20080234
CTC 2118083

W & I Ref:(db) Title No: 49295
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Albertine Company - Nashville, LLC 7506 Enterprise Germantown, Tennessee 38138	Albertine Company 7506 Enterprise Germantown, TN 38138

TAX MAP-PARCEL NUMBERS: 11512008700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$465,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard G. Stefanik and spouse, Patricia A. Stefanik**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Albertine Company - Nashville, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 30 on the Plan of West Meade Farms Inc., Section "B" of record in Book 1835, Page 7, Register's Office for said County.

SAID Lot No. 30 fronts 150.0 feet on the northwesterly margin of Robin Hill Road and extends back 340.0 feet on the northeasterly line and 335.0 feet on the southwesterly line to a dead line in the rear, measuring 125.2 feet thereon.

BEING the same property conveyed to Richard G. Stefanik and wife, Patricia A. Stefanik by deed from Maibelle Pettit Graves dated November 5, 1981 and recorded on November 9, 1981 of record in Book 5817, Page 122 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835 Page 7, said Register's Office, which Plan shows a 100 foot minimum building setback line from Robin Hill Road and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 6108 Robin Hill Road, Nashville, Tennessee 37205.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of April, 2008.

Richard G. Stefanik

Richard G. Stefanik

Patricia A. Stefanik

Patricia A. Stefanik

State of Tennessee

County of Davidson

On this 25th day of April, 2008, before me the undersigned authority, personally appeared Richard G. Stefanik and Patricia A. Stefanik, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

State of Tennessee

County of ~~Davidson~~ Shelby

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is ~~XXXXXXXXXX~~ $515,000.00

Affiant

Sworn and subscribed before me this the 25th day of April, 2008.

Notary Public

My Commission Expires: _____

STACY STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires Oct. 12, 2011