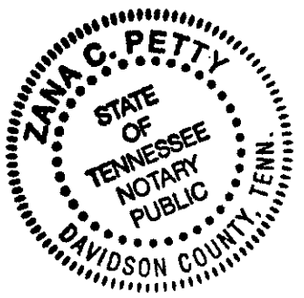
Davidson County DEEDWARR
Recvd: 05/15/08 10:14 2 pg
Fees:13.00 Taxes:462.50
20080515-0049923

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2008

Notary Public:

MY COMMISSION EXPIRES: 11.22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Josh Alberts	SunTrust Mortgage, Inc.	Parcel ID:
4646 Hessey Road	201 Fourth Avenue N, 7th Floor	110030A01600-CO
Mount Juliet, TN 37122	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Lakeside Meadows, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Josh Alberts , a married person, and wife, Amber R. Alberts,
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 16, on the Plan of Phase I, Lakeside Meadows, of record in Instrument 20080331-0031829, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Lakeside Meadows, LLC by deed from B & P Developments, Inc., of record in Instrument 20070328-0036959 and from Margaret Louise Felts of record in Instrument 20070328-0036961 and from Lucinda Renee Rice, Executrix of the Estate of Lucy Benson McCrary of record in Instrument 20070328-0036963, Register's Office for said County.

This conveyance is subject to: (1) 2008 county taxes, which have been prorated and assumed by the Grantees, (2) Storm Water Detention Agreement of record in Instrument 20070112-0005324, said Register's Office, (3) Easement of record in Instrument 20080415-0037933, and (4) all matters appearing on the plat of record in Instrument 20080331-0031829, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4646 Hessey Road, Mt. Juliet, TN 37122

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 13th day of May, 2008.

Lakeside Meadows, LLC

BY: _____
Frank C. Batson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank C. Batson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself to be the President of Lakeside Meadows, LLC. the within named bargainer, and corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC, by the said Frank C. Batson as such President.

Witness my hand and official seal this 13th day of May, 2008.

My Commission Expires: 11-22-10

Notary Public

