WARRANTY DEED

ALW-08-5716

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,550.00

Affiant

Subscribed and sworn to before me this 6th Day of May, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GRANT STOCKTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

THIS INSTRUMENT WAS PREPARED BY

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Jacobs	Same	
5716 Maudina Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		103-2-239.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY M. ALBERT AND ERIN ALBERT, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK JACOBS AND BRITNI SCHOONOVER _____, hereinafter called the Grantee(s), their heirs and assigns, that 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. 4 ON THE PLAN OF RESUBDIVISION OF A PORTION OF LOT 7, JOHN M. BRANHAM'S FARM AS OF RECORD IN INSTRUMENT NO. 20000526-0052618, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM ERIN L. KUPRES, UNMARRIED TO JEFFREY M. ALBERT, UNMARRIED AND ERIN L. KUPRES, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 5TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050505-0050968 AND WARRANTY DEED FROM JOSEPH MATTHEW JENNINGS AND KARAH ASHLEIGH JENNINGS, HUSBAND AND WIFE TO ERIN L. KUPRES, UNMARRIED AS RECORDED ON THE 5TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050505-0050966, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID JEFFREY M. ALBERT AND ERIN L. KUPRES HAVING SINCE MARRIED. ERIN L. KUPRES IS NOW KNOWN AS ERIN ALBERT.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Instrument No. 20000526-0052618, Register's Office for said County.

unimproved ( )

This is improved (X) property, known as 5716 Maudina Avenue, Nashville, Tennessee 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 05/20/08 10:50 2 pgs
Fees:13.00 Taxes:660.64
20080520-0051652

Witness my/our hand(s) this 16th day of May, 2008.

Jeffrey M. Albert

Erin Albert

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey M. Albert and Erin Albert, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of May, 2008.

Notary Public

My Commission Expires:

(SEAL)

COMMISSION EXPIRES 01/03/2011



RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530