WARRANTY DEED

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Kenneth E. Albert
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8 DAY OF September, 2010.

(Affix Seal) Notary Public

My Commission Expires: Aug. 22, 2011

ALBERT-10120

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kenneth E. Albert and wife, Nadja E. Albert	SAME	039.00-0-038.00
4486 Stenberg Road		
Whites Creek, TN 37189		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ESTATE OF MRS. FRANCES ALBERT, by Anne Elizabeth Alexander and Kenneth Ewin Albert as co-executors, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KENNETH E. ALBERT AND WIFE, NADJA E. ALBERT, 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 the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Yokley and Waggoner, Engineers, December 4, 1947, as follows:

Beginning at a point on the northerly margin of Stenberg Road (proposed) at the intersection of the northerly margin of said proposed road and the western boundary line of the property conveyed to Herbert F. Stenberg and wife, of record in Book 1638, page 153, Register's Office for said County: thence with said Stenberg's western boundary line north 9 deg. east 409 feet to an iron pin; thence south 82 deg. 19' west 413 feet to an iron pin; thence south 0 deg. 30' east 395 feet to the northerly margin of said proposed road; thence with same northeastwardly 347.7 feet to the beginning, containing 3.44 acres, more or less.

Being the same property conveyed to Mrs. Frances Albert of record in Book 3373, page 281 recorded April 26, 1962, Register's Office for Davidson County, Tennessee.

Frances Albert having since died and leaving Anna (a/k/a Anne) Elizabeth Alexander and Kenneth Ewin Albert are co-executors and sole beneficiaries of the estate.

( ) unimproved
This is (X) improved property known as 4486 Stenberg Road, Whites Creek, Tennessee 37189.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 8 day of September, 2010 :

Anna E Alexander
Anna (a/k/a Anne) Elizabeth Alexander, Beneficiary in her individual capacity

Kenneth Ewin Albert
Kenneth Ewin Albert, Beneficiary in his individual capacity

Anna E Alexander, Co-Executor
Anna (a/k/a Anne) Elizabeth Alexander, Co-Executor

Kenneth Ewin Albert Co Executor
Kenneth Ewin Albert, Co-Executor

BILL GARRETT, Davidson County
Trans:T20100056800 DEEDWARR
Recvd: 09/10/10 09:49 2 pgs
Fees:13.00 Taxes:222.00

20100910-0071963

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M. Schneider, a Notary Public in and for said County and State, the within named Anna (a/k/a Anne) Elizabeth Alexander, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 8 day of September, 2010.

Notary Public

My Commission Expires: My Commission Expires: Aug. 22, 2011

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named Kenneth Ewin Albert, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 8 day of September, 2010.

Notary Public

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RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M. Schneider, a Notary Public in and for said County and State, the within named Anna (a/k/a Anne) Elizabeth Alexander, Co-Executor of The Estate of Frances Albert, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 8 day of September, 2010.

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