(plat)
Box 36

Instr:200004030032930 Page: 1 OF 2
REC'D FOR REC 04/03/2000 1:08:08PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $554.63

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Kathryn Russ		Map 083-09-0
1421 Ordway Place		Parcel 284
Nashville, TN 37206		

This instrument was prepared by: David A. Childress, Attorney,
102 Woodmont Blvd., Suite 200, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, **ANITA M. MANDELL,** a married person (hereinafter referred to as "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey unto **KATHRYN RUSS**, an unmarried person (herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows:

BEING Lot No. 2, Webb and Johnson's Subdivision of record in Book 57, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Anita M. Mandell, a married person, by Warranty Deed from Steven Thomas Davidson, an unmarried person, of record in Book 9351, page 226, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

The conveyance of the above described parcel of land is subject to the following:

1. 2000 Davidson County taxes which have been prorated between the parties and assumed by the Grantee; and

2. Matters shown on the Plan of record in Plat Book 57, page 131, said Register's Office for Davidson County, Tennessee and all matters and easements and setback lines shown thereon.

This is improved property commonly known as 1421 Ordway Place, Nashville, Tennessee, 37206.

William J. Mandell, husband of Anita M. Mandell, is joining in this conveyance for the sole purpose of conveying any marital interest he may have in the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that GRANTOR is 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomever.

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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $149,900.00.

Affiant

Subscribed and sworn to before me this _____ day of March, 2000.

Notary Public

NOTARY PUBLIC AT LARGE

AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001

My commission expires:_____

WITNESS our hands this 31 day of March, 2000.

Anita M. Mandell

William J. Mandell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 31 day of March, 2000.

Notary Public

My Commission Expires: 7/26/2003

DAVID A. CHILDRESS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN