Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/15/05 12:44 2 pg
Fees:13.00 Taxes:2460.50

20050815-0096286

39-B
File #05-1409

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark Anderson, and wife, Sarah W. Anderson**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert J. Mangialardi, and wife, Wendy J. Mangialardi**, 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 the southerly part of Lot No. 11 on the plan of the Noel Property east of Belmont Boulevard, not of record, shown on the survey made by John Kohl, Surveyor, dated April 1, 1975, and described as follows:

Beginning at the northeast intersection of Graybar Lane and Belmont Boulevard; thence with the northerly margin of Graybar Lane easterly 200 feet to a point, the common corner of Lots No. 10 and 11 on said plan; thence with the line between said lots northerly, parallel to Belmont Boulevard, 200 feet to the southeast corner of the property conveyed to Joseph V. Pilkington and wife, by deed from J. Douglas Wright and wife, of record in Book 1157, page 146, said Register's Office; thence along Pilkington's southerly line westerly, parallel to Graybar Lane, 200 feet to the easterly margin of Belmont Boulevard; thence with the margin of same, southerly 200 feet to the point of beginning.

Being the same property conveyed to Mark Anderson and wife, Sarah W. Anderson, by deed from Frank E. Outhier and wife, Barbara S. Outhier, dated June14, 1996, of record in Book 10091, page 804, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3512 Belmont Blvd, Nashville TN 37215.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 9th day of August, 2005.

Mark Anderson

Sarah W. Anderson

State of Tennessee)
County of Davidson)

On this 9th day of August, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mark Anderson and Sarah W. Anderson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 665,000.00.

Affiant

Sworn and subscribed before me on this the 9th day of August, 2005.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Robert J. Mangialardi 3512 Belmont Blvd Nashville, TN 37215	Owner	117-12-154