RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 7391-16

ADDRESS NEW OWNER:
Maura B. Mandyck
3001 Stafford Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
201 4th Fourth Ave. North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 07/31/06 13:33 2 pgs
Fees:13.00 Taxes:499.13
20060731-0092412

MAP **85-11**
GROUP
PARCEL **28.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen Tolley Green, married** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Maura B. Mandyck and husband, Nathan L. Montague,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 16 on the Plan of Stanford Country Club Estates, Section III, as of record in Plat Book 2900, page 67, Register's Office for said County, and description as follows:

Beginning at a point in the easterly margin of Stafford Drive at the corner of Lots 16 and 102; thence with the line between said lots, easterly 162.32 feet to a point in the westerly lie of Lot no. 84; thence with the line between Lots 16 and 84, southerly 88.90 feet to a point in the northerly margin of Myrick Drive; thence with te margin of the same, westerly 140.83 feet to a point at the beginning of a curve; thence around said curve; northeasterly 45.07 feet to a point in the easterly margin of Stafford Drive; thence with the margin of the same, northerly 102.03 feet to the beginning.

This conveyance is made subject to the restrictions recorded in Book 3026, page 310; and to the easements and limitations shown on the Map of record in Book 2900, page 67.

Being the same property conveyed to Karen Tolley Green by Executor's Quitclaim Deed from The Estate of A. J. Tolley, Jr., dated January 27th, 2005, of record in Book 20060703-0079504, Register's Office for Davidson County, Tennessee. James E. Green joins in the execution of this document for the purpose of conveying his marital interest in the subject property.

This is improved property known as 3001 Stafford Drive, Nashville, Tennessee 37214. Possession is to be given on July 28, 2006.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS our hands this the 28th day of July, 2006.

Karen Tolley Green

James E. Green

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Karen Tolley Green**, the bargainor, 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 office this 28th day of July, 2006.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-27-06

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James E. Green**, the bargainor, 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 office this 28th day of July, 2006.

NOTARY PUBLIC

AMY M. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/13/08

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $134,900.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of July, 2006.

NOTARY PUBLIC

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 9-30-09