Davidson County DEEDWARR
Recvd: 10/27/06 15:18 3 pgs
Fees:18.00 Taxes:416.25
20061027-0133846

This Instrument Prepared By:
INGRAHAM & PAUTIENUS, 2100 Parkway Towers, Nashville, Tennessee 37219

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
Mishra Investments, LLC 4532 S. Carothers Road Franklin TN 37064	SAME	120-9-161

ADMINISTRATOR'S WARRANTY DEED

Joe Nell Spain, died intestate I Davidson County, Tennessee on April 30, 2006. Paula Tyree, only surviving heir was appointed Administrator of the Estate of Joe Nell Spain, by the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Probate Docket No. 06P-856. All Debts of the decedent will have been paid at the completion of this sale. There is no applicable Tennessee Inheritance Tax. The Bureau of TennCare Release of the Joe Nell Spain Estate has been received being No. 412521095. The Administrator by signing this deed, releases any right the Administrator has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the laws of Tennessee, Paula Tyree, Individually as the sole heir and as Administrator of the Estate of Joe Nell Spain, has this date bargained and sold and does hereby transfer and convey unto Mishra Investments, LLC, all right, title and interest in the following described real estate in Davidson County, Tennessee:

Being Lot No. 5D-48 on the Plan of Glengarry Park Subdivision, Section 5-D, as of record in Book 3600, page 36.

Said Lot No. 48 fronts 80.0 feet on the southeasterly margin of Winthorne Drive and runs back between lines, measuring 278.0 feet on the northeasterly line and 288.3 feet on the southwesterly line, to a dead line in the rear measuring 80.7 feet thereon.

BEING the same property conveyed by Betty Poovey, unmarried, to Joe Spain, being one in the same as Joe Nell Spain, deceased by Warranty Deed of record in BOOK 5204 Page 391, Register's Office, Davidson County, Tennessee.

This property is known as 1332 Winthorne Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple have a good right to convey it and that the same is unencumbered.

I further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Administrator has caused this instrument to be executed on the 26th day of October, 2006

Paula Tyree

Paula Tyree, Individually and as
Administrator of the Estate of Joe Neil Spain

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 Paula Tyree, who is executing this deed individually and as Administrator of the Estate of Joe Neil Spain with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of October, 2006.

Jo Ann Smith

NOTARY PUBLIC

My Commission Expires: 6-22-2010

JO ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $112,500.00.

Affiant

Subscribed and sworn to before me, this 26 day of October, 2006.

Notary Public

My Commission expires:

5-22-2010

JO ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010