RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN03680

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$186,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
8th day of December, 2006

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DALE MANDEL **1105 MCALPINE AVENUE** **NASHVILLE, TN 37216**	**SAME**	**061-11-0-267.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PAMELA J. ~~GUTHERIE~~ Guthrie UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DALE MANDEL AND WIFE REBECCA W. MANDEL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot B on the Map of Kennedy & Graves Plan of Monte Vista of record in Book 421, page 143, Register's Office for Davidson County, Tennessee, and more particularly described in a survey by T. R. Sanford, on May 28, 1954, as follows:

BEGINNING at an iron pin in the northerly margin of McAlpine Avenue at the southeasterly corner of the property conveyed to R. O. Ray and wife by deed from Earl B. Bates and William L. Bates of record in Book 2083, page 262, said Register's Office; said iron pin being 168.3 feet, more or less, from the easterly margin of Gallatin Pike; thence N25 deg. 22 min. East 150.00 feet to an iron pin; thence S 67 deg. 30 min. East 113.5 feet to an iron pin; thence S 27 deg. 5 min. West 150.0 feet to the northerly margin of McAlpine Avenue; thence with the northerly margin of McAlpine Avenue S 62 deg. 30 min. East 109.5 feet to the point of beginning.

Being the same property conveyed to Pamela J. Guthrie, by Quitclaim Deed from Lisa L. Lachenmyer, dated July 22, 2004 and recorded July 26, 2004 in Instrumental 20040726-0088982, and being the same property previously conveyed to Pamela J. Guthrie and Lisa L. Lachenmyer, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from George Ricky McGuire, unmarried, dated February 15, 2002, and recorded February 19, 2002 in Instrument No. 20020219-0020747 and re-recorded in Instrument No. 20020228-0025445, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **1105 MCALPINE AVENUE, NASHVILLE, TN 37216**
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 we do covenant with the said GRANTEES that we are 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 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 GRANTEES, 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 our hands this 8th day of DECEMBER, 2006.

Pamela J Guthrie

PAMELA J. ~~GUTHERIE~~
Guthrie

Davidson County DEEDWARR
Recvd: 12/12/06 13:58 2 pgs
Fees:13.00 Taxes:690.05

20061212-0153409

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PAMELA J. GUTHRIE UNMARRIED the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 8 th day of DECEMBER, 2006.

Commission Expires:_____

_____
Notary Public

NOTARY PUBLIC VICTORY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2006.

Commission Expires:_____

_____
Notary Public