Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 02/07/07 10:04 2 pgs
Fees:13.00 Taxes:425.13
20070207-0015948

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $114,900.00

Affiant

Subscribed and sworn to before me, this 1st day of February, 2007.

Notary Public
My commission expires: 11-14-09

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Laura Franklin	Decision One	073-09-0-229.00
2317 Cooper Terrace	3023 HSBC Way	
Nashville, TN 37216	Ft. Mill, SC 29715	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret Mandell**, a single woman, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Laura Franklin**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 5, on the Plan of Copper Lane Estates, as shown on plat of record in Plat Book 5200, page 567, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 5 fronts 85.62 feet on the northerly margin of Cooper Terrace and extends back 234.47 feet on the westerly line and 238.64 feet on the easterly line to a broken line in the rear, measuring 35.54 feet thereon.

Being the same property conveyed to Margaret Mandell by Deed of record in Book 10747, Page 521 recorded 1/6/1998, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real Estate taxes for the year 2007 and subsequent years. Tax Parcel No. 073-09-0-229.00 2) All matters shown on Plat recorded in Book 5200, page 567. 3) Rights of tenants in possession under unrecorded leases(s). 4) Rights of tenants in possession as "Tenants Only", all of record in the Register's office in Davidson County, Tennessee.

This property is improved property known as 2317 Cooper Terrace, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 1st day of February 2007.

Margaret Mandell

Margaret Mandell

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 **Margaret Mandell**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of February 2007.

Notary Public

My Commission expires: 11-22-2010

DANIELLE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 22, 2010

FILE NO: TN2007010341