6

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/07 11:35 2 pgs
Fees:13.00 Taxes:1202.50

20070418-0046235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Abby R. Rubenfeld.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL 2007.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abby R. Rubenfeld	PrimeTrust Bank	Map 01-00 Parcels 75, 77, 65 in Davidson County
(NAME)	(NAME)	
2915 Browne Lake Road	7516 Highway 70 S, Suite 110.	Map 141 Parcel 94 in Robertson County
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Dale Mandel, and wife Rebecca W. Mandel, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Abby R. Rubenfeld, a single female and Helia Rethmann, a single person as joint tenants with right of survivorship 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:

SEE ATTACHED EXHIBIT A

This is unimproved / improved x property, known as 2915 Browns Lake Rd., Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 16th day of April, 2007.

Abby R. Rubenfeld.

Dale Mandel

Rebecca W. Mandel

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Dale Mandel, and wife Rebecca W. Mandel with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself/themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 16th day of April, 2007.

Commission expires:

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, and partially in Robertson County, Tennessee, described according to survey dated March 28,2007 by Steven D. Delle, RLS, Tennessee License No. 1710, 408 Nesbitt Lane, Madison, Tennessee, 37115 as follows:

Beginning at a railroad spike set [in Davidson County] in the centerline of a private road, said point being North 47 degrees 09 minutes 30 seconds West, 214.60 feet from the centerline intersections of the Ivey Point Road and the private Browns Lake Road. Said railroad spike is also the Southeast corner of the herein described property and the Northeast corner of the Anita and Walter Krantz property as described in Deed Book 4644 Page 756 R.O.D.C.
Thence leaving said centerline, with the northern property line of Krantz, South 50 degrees 49 minutes 21 seconds West, 351.30 feet to a concrete monument, the northeast corner of Lot 32 in Ridgeview Estates as described in Plat Book 5200 Page 356 R.O.D.C.;
Thence with the rear lines of lots 32,31,30,and 29 of Ridgeview Estates, the next three calls, South 50 degrees 37 minutes 32 seconds West, 40.10 feet to an iron rod;
Thence, North 38 degrees 35 minutes 28 seconds West, 549.30 feet to an iron rod;
Thence, North 80 degrees 30 minutes 28 seconds West, 443.10 feet to an iron rod in the centerline of Sycamore Creek, said point is on the county line between Davidson and Robertson Counties;
Thence, and with the rear of Lot 29, North 78 degrees 14 minutes 28 seconds West, 59.80 feet to an iron rod;
Thence, North 72 degrees 31 minutes 27 seconds West, 104.33 feet to an iron rod in the centerline of Sycamore Creek;
Thence, with the creek, North 16 degrees 54 minutes 57 seconds West, 124.39 feet to a point in the centerline of the creek;
Thence, North 50 degrees 05 minutes 15 seconds West, 272.00 feet to a point in the centerline of the creek;
Thence, leaving the creek, North 88 degrees 09 minutes 45 seconds East, 54.44 feet to an iron rod witness in a fence line;
Thence, with fence, North 88 degrees 09 minutes 45 seconds East, 927.04 feet to an iron at a fence corner;
Thence, South 41 degrees 13 minutes 10 seconds East, 138.31 feet to a point in the centerline of the creek, said point is on the county line between Davidson and Robertson Counties;
Thence, with the creek and the county line, North 29 degrees 47 minutes 36 seconds East, 154.36 feet to a point;
Thence, leaving the creek, South 72 degrees 02 minutes 14 seconds East, 64.31 feet to an iron rod in the centerline of the private Browns Lake Road;
Thence, with said centerline and leaving the county line, South 02 degrees 05 minutes 24 seconds West, 72.49 feet to an iron rod;
Thence, South 07 degrees 05 minutes 25 seconds East, 231.57 feet to an iron rod;
Thence, leaving said centerline, North 65 degrees 42 minutes 33 seconds East, 21.66 feet to an iron fence post;
Thence, North 65 degrees 42 minutes 33 seconds East, 235.95 feet to an iron rod in the west right of way of the Ivey Point Road;
Thence, with said right of way, South 07 degrees 49 minutes 54 seconds East, 45.36 feet to an iron rod;
Thence, leaving said right of way, South 64 degrees 37 minutes 10 seconds West, 262.77 feet to an iron rod in the centerline of a private road;
Thence, with said centerline, South 18 degrees 31 minutes 25 seconds East, 81.64 feet to an iron rod;
Thence, South 44 degrees 27 minutes 35 seconds East, 223.64 feet to an iron rod;
Thence, South 57 degrees 32 minutes 17 seconds East, 75.52 feet to the point of beginning and containing 13.156 acres.

BEING the same property conveyed to Dale Mandel and wife, Rebecca Mandel by Warranty Deed from William E. Carlton and wife, Billie W. carlton dated November 17, 1986, and filed for record in Book 7044, page 673, Register's Office for Davidson County, Tennessee, and conveyed to Dale Mandel and wife, Revecca W. Mandel by Deed from Shirley C. Reasoner joined by her husband, John L. Reasoner dated September 14, 1988, and filed for record in book 290, page 701, Register's Office for Robertson County, Tennessee.