Prepared by:

Steltemeier and Westbrook, PLLC
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Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 06/01/07 09:48 2 pgs
Fees:13.00 Taxes:536.13

20070601-0064981

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $144,900.00 .

Affiant

Subscribed and sworn to before me this 18th day of May, 2007.

Notary Public
My Commission Expires 04/22/09

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

07-1079

Address of New Owner:	Send Tax Bills to:	Tax Information:
Erik J. Mendlik	Cartus Home Loans (fka Cendant Mortgage)	61-16
1312 McAlpine Ave	3000 Leadenhall Road	201.00
Nashville, TN 37216	Mt. Laurel, NJ 08054	

WARRANTY DEED

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 **Terry W. Hutchison and wife, Cindy Hutchison**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sarah L. Mendlik and Erik J. Mendlik, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being westerly 60 feet of Lot No. 46 on the plan of Kennedy & Graves Subdivision of Blocks c and D, Monte Vista, of record in Book 843, Page 14, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 46 fronts 60 feet on the southerly margin of McAlpine Avenue and extends back between parallel lines 388.5 feet to a dead line.

Being the same property conveyed to Terry W. Hutchison and wife, Cindy Hutchison, husband and wife, by deed from Murray J. Morris and wife, Sharon M. Morris, dated February 15, 1984, of record in Book 6233, page 387 and rerecorded in Book 6236, Page 174, Register's Office. Subsequently, Denise M. Hutchison having conveyed any interest she had in said property to Terry W. Hutchison by deed of record in Book 8985, Page 721, said Register's Office. Then Terry W. Hutchison conveyed his interest toTerry W. Hutchison and Cindy Hutchison, husband and wife, by deed of record in Instrument No. 20060426-0048017, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1312 McAlpine Ave, 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 18th day of May, 2007.

Terry W. Hutchison

Cindy Hutchison

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 **Terry W. Hutchison and wife, Cindy Hutchison**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of May, 2007.

Notary Public

My Commission Expires: 04/22/09

LARRY N WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN