This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $339,900.00.

Affiant

Subscribed and sworn before me this the 17th day of October, 2008.

Notary Public
My commission expires: 5/8/2012

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires

Davidson County DEEDWARR
Recvd: 12/01/08 13:46 2 pgs
Fees:13.00 Taxes:1257.63
20081201-0116346

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Laura E. Duncan 6544 Brownlee Dr Nashville, TN 37205	New Owner	115-6-10

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lauren Silver Mandel, individually and as Executrix of the estate of Deborah Silver hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Laura E. Duncan and David Duncan, Wife and Husband, and Harold L. Durham, A married person, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of West Meade Estates, Section 2, as of record in Book 2900, Page 118, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deborah Silver by deed from Robert R. Smotherman Jr., and wife, Janice R. Smotherman of record in Book 4751, Page 723 in said Register's Office. The said Deborah Silver having deceased on August 5, 2008 leaving a Last Will and Testament which has been submitted for probate in the Seventh Circuit Court, Davidson County Tennessee, Docket Number 08P1588. The Last Will and Testament vested the subject property in Lauren Silver Mandel.

Subject to all Easements and Restrictions of record.

THIS IS ☑ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 6544 Brownlee Dr, Nashville, TN 37205.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 16th day of October, 2008.

Lauren Silver Mandel

Lauren Silver Mandel, Executrix of the estate of Deborah Silver

Executrix

Steven Mandel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lauren Silver Mandel and husband, Steven Mandel with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October, 2008.

My commission expires:
11/22/08

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lauren Silver Mandel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Executrix of the within named bargainor, a Estate, and that she, as such Executrix, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said Lauren Silver Mandel as such Executrix.

Witness my hand and official seal this 16th day of October, 2008.

My Commission Expires:
11/22/08

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public