BILL GARRETT, Davidson County
Trans:T20090057322 DEEDWARR
Recvd: 08/21/09 10:52 2 pgs
Fees:13.00 Taxes:342.25

20090821-0078811

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Laura Duke
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2256

Property Address: 1026 Falls Avenue, Madison, TN 37115

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christopher H. Cope and wife, Cora D. Cope**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Dale Mandel and wife, Rebecca W. Mandel, as Joint Tenants,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson county, Tennessee, being Lot No. 3 on the Plan of Montague Valley of Rest, being part of Lot 18 in Montague Subdivision as of record in Book 547, page 38, Register's Office for Davidson county, Tennessee, to which plat reference is hereby made for a more Complete and accurate description.

Being the same property conveyed to Christopher H. Cope and wife, Cora D. Cope by Warranty Deed from Murphy L. Gill and wife, Michelle L. Gill, of record in Instrument #20050411-0039563, Register's Office for Davidson county, Tennessee, dated April 6, 2005 and recorded April 11, 2005.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 14th day of August, 2009.

Christopher H. Cope {Seal}
By Donald Hudson Cope his ATTY in Fact

Cora D. Cope {Seal}
By Donald Hudson Cope
her ATTY in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of August, 2009, before me the undersigned officer, personally appeared Donald Harlan Cope, known to me (or satisfactorily proven) to be the person who executed the foregoing instrument on behalf of Christopher H. Cope and acknowledged that he executed the same as his free act and deed by virtue of that Specific Power of Attorney recorded simultaneously with this Instrument in Instrument #20090821-0078810, Register's Office for said County.

Laura W. Duke
Notary Public

My Commission expires: 3-27-11

LAURA W. DUKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of August, 2009, before me the undersigned officer, personally appeared Donald Harlan Cope, known to me (or satisfactorily proven) to be the person who executed the foregoing instrument on behalf of Cora D. Cope and acknowledged that he executed the same as his free act and deed by virtue of that Specific Power of Attorney recorded simultaneously with this Instrument in Instrument #20090821-0078809, Register's Office for said County.

Laura W. Duke
Notary Public

My Commission expires: 3-27-11

LAURA W. DUKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $92,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: [signature]

Subscribed and sworn to before me this 17th day of August, 2009.

Laura W. Duke
Notary Public
My Commission expires: 3-27-11

LAURA W. DUKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

New Owners and Send Tax Bills to:
Dale Mandel and Rebecca W. Mandel
1105 McAlpine Avenue
Nashville, TN 37216

MAP 052-09-0-012.00