WARRANTY DEED

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RUSH

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IDENTIF. REFERENCE

AUG 4 2 47 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $77,900.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of August, 1981.

Notary Public

My Commission Expires: October 21, 1984

This instrument was prepared by:
TRAUTMAN & TRAUTMAN, 5100 Stanford Dr. N., Nashville, Tn. 37215

Address New Owners as follows:	Send Tax Bills To:	Map Parcel Numbers
Charles Edward Guthrie and wife, Fannie Valeria Guthrie, 6957 Highland Park Dr. Nashville, Tennessee 37205	Citizens Savings Bank and Trust Company Attn: Credit Dept.Manager 330 Charlotte Ave. Nashville, Tn. 37201	143-3-C12 & 12A

For and in consideration of the sum of Ten and No/100---($10.00)--- Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles E. Goshen and Patricia M. Goshen, who are husband and wife, have this day bargained and sold, and do hereby transfer and convey unto Charles Edward Guthrie and wife, Fannie Valeria Guthrie, hereinafter called the grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A part of Harpeth Glen Condominium tract as shown per plat of record in Plat Book 4460, at page 42, of the Register's Office of Davidson County, Tennessee; the part hereby conveyed being:

Unit No. C-2 on the said section plat together with the carport designated number C-2, a family unit type No. 4, as shown in and described by the Master Deed Establishing Horizontal Property Regime with Respect to Harpeth Glen Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4546, page 658, of the Register's Office of Davidson County, Tennessee, said Master Deed having been amended by instruments of record in Book 4630, page 504, and in Book 4775, page 384, and in Book 4872, page 973, all of record in the Register's Office for Davidson County, Tennessee and said By-Laws having been amended by instruments of record in Book 5583, page 756, and in Book 5720, page 447, all of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles E. Goshen and wife, Patricia M. Goshen, by deed from Bruce M. Bayer and wife, Nancy Bayer, of record in Book 4874, page 106, in the Register's Office for Davidson County, Tennessee, and being the same property subsequently conveyed by Charles E. Goshen and Patricia M. Goshen by quitclaim deed of record in Book 5355, page 193, in said Register's Office, to Herman L. Trautman, Trustee, and then re-conveyed in said quitclaim deed by Herman L. Trautman, Trustee, to Charles E. Goshen and Patricia M. Goshen as tenants in common.

(continued)

SUBJECT, HOWEVER, TO:

1. all terms, provisions, covenants, conditions, restrictions, limitations, options, easements, burdens, obligations and undertakings contained in the aforesaid Master Deed as amended and/or contained in the aforesaid Plan and/or contained in the aforesaid recorded plat and/or contained in the aforesaid By-Laws as amended, and to all of the rules and regulations, all of which the grantees do assume and agree to observe and perform, including, but not limited to, the payment of monthly maintenance fees and any assessments; and

2. all easements in favor of other unit owners; and all utility easements now or hereafter established over, through or upon the said property and buildings thereon, or to serve some or all of the units therein; and

3. the lien for real estate taxes for the current year, which taxes have been prorated between the parties and shall be paid by the grantees when due and payable.

This is improved property, known as 6957 Highland Park Dr., Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as set out above in the paragraph beginning with the words "SUBJECT, HOWEVER, TO:". We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness our hands on this the 3rd day of August, 1981, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles E. Goshen
Charles E. Goshen

Patricia M. Goshen
Patricia M. Goshen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) Personally appeared before me, STEPHEN M. TRAUTMAN, a Notary Public in and for said County and State, Charles E. Goshen, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 1981.

My Commission Expires:
JAN. 20, 1985

Stephen M. Trautman
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) Personally appeared before me, Jacqueline Orr Wiggins, a Notary Public in and for said County and State, Patricia M. Goshen, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 1981.

My Commission Expires:
October 21, 1984

Jacqueline Orr Wiggins
Notary Public

08/04 209.04- CHECK

541

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

77900.00- CO
202.54 CO TX
.50 PRFEE
6.00 WDEED
CHECK 209.04-
0541A08/04/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE T

AUG 4 2 47 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 836314