BOOK 5838 PAGE 299

Form No. WD-1

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 57,317.00 Ricky E Guthrie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 1981

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky E. Guthrie (NAME)	Greater Suburban Mortgage Company (NAME)	Map 96-14
3045 Boulder Park Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1188 (STREET ADDRESS)	Page 225
Nashville, TN 37214 (CITY) (STATE) (P.O.ZIP)	Lafayette, CA 94549 (CITY) (STATE) (ZIP)	3DZ-61634

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, William B. Street and wife, Nellie Geneva Street

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky E. Guthrie and wife, Nadine I. Guthrie

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.

Being Lot No. 41, on the paln of Hickory Bend, Section 3, as of record in Book 3600, Page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This being the same property conveyed to William B. Street and wife, Nellie Geneva Street by deed from Sanuel C. Hicks and wife, Betty Joan Hicks of record in Book 5279, Page 479, Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 3642, Page 478, Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Deed of Trust recorded in Book 5279, Page 481, Register's Office of Davidson County, Tennessee, securing a promissory note dated April 26, 1978, payable to the order of Greater Suburban Mortgage Company, with a present principal balance of approximately $37,817.00, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herein.

FILE BOX 3

This is unimproved ( ) improved (XX) property, known as 3045 Boulder Park Drive (House Number) (Street) Nashville, TN 37214 (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 heir 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 hand s this 30th day of December, 19 81

William B. Street: William B. Street

Nellie Geneva Street: Nellie Geneva Street

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William B. Street and wife, Nellie Geneva Street

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained: Witness my hand and official seal at Nashville, Tennessee, this 30th day of December 19 81

Commission expires 1-22-84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that (he) as such _____ (they)

and _____, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

William B. Street and wife,

Nellie Geneva Street

TO

Ricky E. Guthrie and wife,

Nadine I. Guthrie

G 74352

IDENTIF. REFERENCE

JAN 6 1 22 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

6060 01/0 159.45- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			57317.00- CO	
			148.98 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	15.48-
6060A01/26/82			3XL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 4 3 5 2

IDENTIF. REFERENCE

JAN 6 | 22 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 860851