Send Tax Bills To:

The Lomas & Nettleton Co.
24th Floor - L & C Tower
Nashville, Tn.

This Instrument Prepared By:

Thomas N. Jones
Attorney at Law
405 Main Street
Franklin, Tennessee 37064

Mail

Map 147-08
Parcel - 0129

WARRANTY DEED

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, which includes the assumption of a note secured by a Deed of Trust recorded in Book 3861, page 356, Register's Office of Davidson County, Tennessee, we, Thomas Carl Scales and wife, Linda Joyce Scales, have this day bargained and sold and do hereby transfer and convey unto James E. Guthrie, his heirs and assigns, the following described tract or parcel of land lying located and being in the Fifth (5th) Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEING Lot NO. 98 on the Plan of Hillbrook, Section III, as of record in Book 3300, page 84, Register's Office for said County.

SAID Lot fronts 76 feet on the west side of Faulkner Drive and runs back 150.3 feet on the south line and 150.2 feet on the north line to a dead line in the rear on which it measures 76 feet.

BEING the same property conveyed to Randall Brent Thompson and wife, Gladys Ann Thompson by deed from Dean A. Hille et.ux. of record in Book 4613, page 293, R.O.D.C., Tennessee.

AND being the same property conveyed to Thomas Carl Scales and wife, Linda Joyce Scales by deed from Randall Brent Thompson et.ux. of record in Book 6141 page 995 R.O.D.C., Tennessee.

TO HAVE AND TO HOLD the said lands with the improvements and appurtenances thereunto belonging to the said James E. Guthrie, his heirs and assigns, forever.

AND WE COVENANT with the said James E. Guthrie, that we are lawfully seized and possessed of said land in fee simple, have a good right to covney it, and that it is unencumbered, except as follows:

1. Taxes for the year 1983 are a lien against the property, but same are not yet due and payable. Said taxes have been prorated between the parties, with grantors paying their pro rata part of said taxes to grantee, who will be responsible for payment of 1983

09/22 164.84 CHECK

taxes when they become due and payable.

2. Subject to restrictive covenants of record in Book 3460, page 295, of the Register's Office of Davidson County, Tennessee.

3. Applicable building and zoning regulations.

4. Such state of facts as an accurate survey would disclose.

5. All existing highway, roadway, and utility easements.

6. Matters in Plat Book 3300, page 84, R.O.D.C., TN., which may affect property.

AND WE FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property to the said James E. Guthrie, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 21st day of September, 1983.

Owner Address:
James E Guthrie
Apt. P-2, 321 Welch Rd.
Nashville, Tn. 37211

Thomas Carl Scales
THOMAS CARL SCALES

Linda Joyce Scales
LINDA JOYCE SCALES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Thomas N. Jones, a Notary Public in and for said State and County, Thomas Carl Scales and wife, Linda Joyce Scales, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tn., on this the 21st day of September, 1983.

Thomas N. Jones
NOTARY PUBLIC

My Commission Expires: 6/1/87

H 5133 T. IDENTIF. REFERENCE
SEP 22 10 33 AM '83
FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

THOMAS N. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE, WILLIAMSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 60866.75, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant James E Guthrie

Subcribed and sworn to before me this the 21st day of September 19 83

Thomas N. Jones NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 6/1/87

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6142 PAGE 3

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
			60866.75- CO	
			158.34 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	164.84-
931DA09/22/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.5 1 3 3

IDENTIF. REFERENCE

Sep 22 10 33 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 980551