OFFICIAL RECEIPT

2720

ADDRESS OF GRANTEE:

James E. Guthrie
545 Huntington Parkway
Nashville, Tennessee 37217

BOOK 6143 PAGE 932

Send Tax Bills To:	Map Parcel No.	This Instrument Prepared By:
Ralph C. Sutro Co.	161-11	Thomas N. Jones Attorney at Law
4900 Wilshire Blvd.	50	405 Main Street
Los Angeles, CA 90010	6DU-73115	Franklin, Tennessee 37064

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 5030, page 112, 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 Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 358 on the Plan of Huntington Park, Section III, as of record in Book 4460, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Thomas Carl Scales and wife, Linda Joyce Scales by deed from Mark R. Guyette et ux of record in Book 6143 page 929 Register's Office for Davidson County, 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 convey 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 grantees, who will be responsible for payment of 1983 taxes when they become due and payable.

2. Subject to any restrictive covenants of record in Register's Office of Davidson County, Tennessee.

09/26 178.10- CHECK

68

OFFICIAL RECEIPT

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 4460, page 68, R.O.D.C., Tn., which may affect property.

AND WE DO 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 12 day of September, 1983.

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, Tenn., on this the 12 day of September, 1983.

Thomas N. Jones
NOTARY PUBLIC

THOMAS N. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 6/1/87

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 $ 66000.00, 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 12 day of September 1983

Thomas N. Jones

My Commission Expires: 6/1/87

THOMAS N. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIF. REFERENCE
SEP 26 1 56 PM '83
FELIX ... REGISTER
DAVIDSON COUNTY TN

H 7.5 7 8 7.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6143 PAGE 934

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

66000.00- CO
171.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 178.10-
0068A09/26/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.5.7 8 7.

IDENTIF. REFERENCE

SEP 26 1 56 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 981288