MAIL

This instrument prepared by:
THOMAS N. JONES
339 Main Street
Franklin, Tn. 37064

NOV 7 9 50 AM '91

IDENTIFICATION

6.0310

NEW OWNER:
Edward Fowler
J. B. Blanks, et ux
6036 Frontier Ln.
Nashville Tn. 37211

SEND TAX BILL TO:
Sears Mortgage Corp.
2500 Lake Cook Rd.
Riverwoods, IL 60015

MAP & PARCEL:
147-8-129

BOOK 8481 PAGE 333

W A R R A N T Y D E E D

For and in consideration of the sum of Fifty Three Thousand and no/100 Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Thomas W. Page, Wesley M. Guthrie, Nancy Thompson, Ruth Ann Tate, Mary Gray Randolph, and Robert G. Costello,** being all the heirs of James E. Guthrie (deceased), and **Thomas W. Page,** as Executor of the Estate of James E. Guthrie, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Edward Fowler and wife, Marie Fowler, and J. B. Blanks and wife, Marilyn L. Blanks,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Being Lot No. 98 on the Plan of Hillbrook, Section III, as of record in Book 3300, page 84, RODC, TN.
SAID Lot No. 98 fronts 76 ft. on the West side of Faulkner Drive and runs back 150.3 ft. on the South line and 150.2 ft. on the North line to a dead line in the rear on which it measures 76 ft.

BEING the same property conveyed to James E. Guthrie (single) by deed from Thomas Carl Scales and wife, Linda Joyce Scales, of record in Book 6142, page 1, Register's Office of Davidson County, TN. James E. Guthrie is now deceased, and the property is vested in his heirs by Will of record in Will Book 174, page 256, Probate Court Clerk's Office of Davidson County, TN.

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 heirs 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;

Subject to the following restrictions and conditions:

1. 1991 County taxes have been paid.

2. Restrictive covenants in Book 3460, page 295, RODC, TN.

3. Plan of record in Book 3300, page 84, RODC, 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 the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

AND WE, Betty Jo Page, wife of Thomas W. Page, Richard Thompson, husband of Nancy Thompson, Washie Lee Randolph, husband of Mary Gray Randolph, and Helen Costello, wife of Robert G. Costello, being all the spouses of the heirs of James E. Guthrie, join in this conveyance for the purpose of conveying any marital interest we may have in this property to Grantees herein.

Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

This property ( )unimproved (x) improved property is known as 3733 Faulkner Drive, Nashville, TN 37211.

WITNESS our HAND(S) THIS 26th DAY OF October, 1991, IN Goodlettsville, TENNESSEE.

Thomas W. Page
THOMAS W. PAGE

Betty Jo Page
BETTY JO PAGE

Nancy Thompson
NANCY THOMPSON

Richard Thompson
RICHARD THOMPSON

Mary Gray Randolph
MARY GRAY RANDOLPH

Washie Lee Randolph
WASHIE LEE RANDOLPH

Robert G. Costello
ROBERT G. COSTELLO

Helen Costello
HELEN COSTELLO

Wesley M. Guthrie
WESLEY M. GUTHRIE

Ruth Ann Tate
RUTH ANN TATE

Thomas W. Page
THOMAS W. PAGE, Executor
Estate of James E. Guthrie

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary for said State and County, **Ruth Ann Tate**, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 26th day of October, 1991 in Goodlettsville, Tennessee

Lewis P. Johnson
Notary Public

My Commission Expires:

11-27-93

7270 11/07 0101 03CHECK 206.10

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary for said State and County, **Thomas W. Page & wife, Betty Jo Page, Nancy Thompson and husband, Richard Thompson, Mary Gray Randolph & husband, Washie Lee Randolph, Robert G. Costello & wife, Helen Costello, and Wesley M. Guthrie**, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 26th day of October, 1991 in Goodlettsville, Tenn., Tn.

Lewis P. Johnson
Notary Public

My Commission Expires: 11-27-93

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary for said State and County, **Thomas W. Page, Executor of the Estate of James E. Guthrie**, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 26th day of October, 1991 in Goodlettsville, Tn.

Lewis P. Johnson
Notary Public

My Commission Expires: 11-27-93

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $53,000.00.

[redacted]
AFFIANT

Sworn to and subscribed before me this 30 day of October, 1991.

Margaret Ann Smith
NOTARY PUBLIC

My commission expires: 5/11/93

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8481 PAGE 336

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

CAMT	53000.00
CON TX	196.10
PRFEE	1.00
WDEED	9.00
TOTAL	206.10
CHECK	206.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.031.0.

IDENTIFICATION REFERENCE

Nov 7 9 50 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 474407