BOOK 10323 PG 896

58 B

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: 4/30-97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John W. Webster | Owner | MAP 142-16C |
| (NAME) | (NAME) | |
| 2609 South Highlands Drive | | PARCEL 32 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, David Franklin Guthrie and wife, Nancy Joyce Guthrie

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Webster and wife, Melceina L. Webster

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:

LAND in Davidson County, Tennessee, being Lot No. 32 on the Final Plan of Devon Highlands, Phase II, as of record in Book 7900, page 517, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to David Franklin Guthrie and wife, Nancy Joyce Guthrie by deed from Southwinds Development, Inc., a Tennessee Corporation of record in Book 9116, page 742, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Declaration of covenants, conditions and restrictions of record in Book 7517, page 283, and amended in Book 7517, page 367, and Book 8180, page 222, said Register's Office.

Plan of record in Book 7900, page 517, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Charter of record in Book 7520, page 564, said Register's Office.

CONTINUED

This is unimproved ( ) improved (X) property, known as 2609 South Highlands Drive, Nashville, Tennessee 37221
(House Number) (Street) (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 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; 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 17th day of January 19 97

David Franklin Guthrie

Nancy Joyce Guthrie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Franklin Guthrie and wife, Nancy Joyce Guthrie

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 17th day of January 19 97.

Commission expires 1-30-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 11-30-97

Notary Public

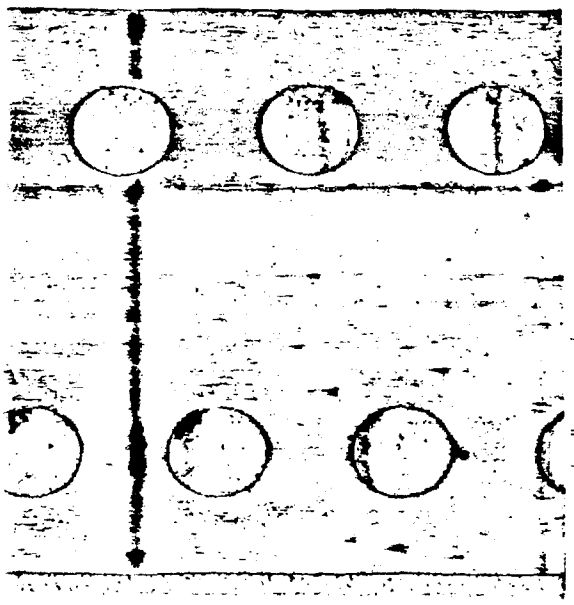
LEGAL DESCRIPTION CONTINUATION

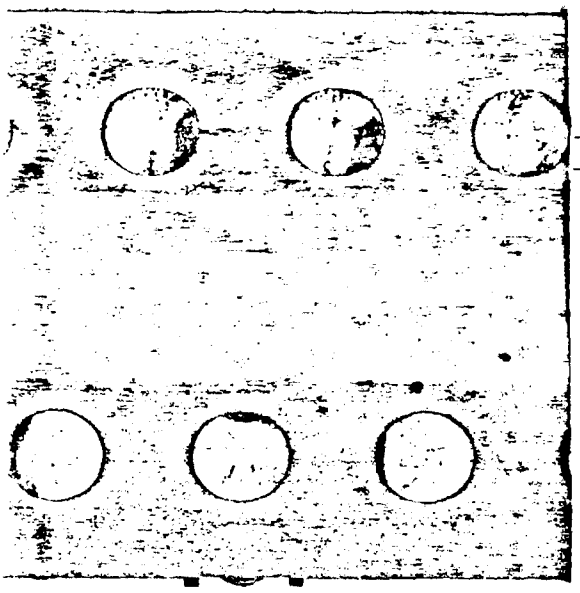
Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.



0265359
IDENTIFICATION REFERENCE
97 JAN 21 AM 9:45
DAVIDSON COUNTY, TN.

6097 01/21 0101 03CHECK 804.50





**OFFICIAL RECEIPT**

**FELIX Z WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10323 PG 898

| | | |
|---|---|---|
| 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 215000.00
CON TX 795.50
PRFEE 1.00
WDEED 8.00
TOTAL 804.50
CHECK 804.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05-95/0001 6097

0265359
IDENTIF. # REFERENCE

97 JAN 21 AM 9:45

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1108589