BOOK 10932 PG 929

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
*THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: 6-17-98
(AFFIX SEAL)

SHEILA McCORD NOTARY AT LARGE SUMNER COUNTY, TENNESSEE JUNE 17 1998 My Commission Expires

My Commission Expires DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 170 Cude Lane, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifford T. Guthrie (NAME)	Norwest Mortgage, Inc. (NAME)	MAP 86-07
1120 Jacksons View Road (ADDRESS)	405 SW Fifth Street (ADDRESS)	PARCEL 20
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Des Moines, IA 55390 (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, American Equity Investment

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifford T. Guthrie, Unmarried

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. 59 on the Plan of Jackson's Retreat, Phase 1, Section 2, as of record in Book 5200, page 334 and 335, amended in Book 5972, page 96 and Book 6077, page 965, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to American Equity Investment Corporation, by deed of record in Book 10648, page 454, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5741 , page 360, Book 5200, page 334, Book 5972, page 96, and Book 6077, page 965 , Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

unimproved ( )
This is improved (X) property, known as 1120 Jacksons View Road, Hermitage, Tennessee 37076
(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 my hand this 13th day of May 19 98

American Equity Investment

By: as President
Ben S. Leto, President

BOOK 10932 PG 930

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ben S. Leto and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the American Equity Investment the within named bargainor, and corporation, and that he as such President 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 Ben S. Leto as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Madison, TN on this the 13th day of May 1998.

My commission expires 6-17-98

Sheila McCord
Notary Public

SHEILA McCORD NOTARY AT LARGE SUMNER COUNTY, TEN. JUNE 17 1998 My Commission Expires

0438280

IDENTIF. & REFERENCE

98 MAY 15 AM 9:44

FELIX A. NILSON III REGISTER
DAVIDSON COUNTY, TN.

7681 05/15 0101 03CHECK 366.05

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

RECEIVED OF _____

FOR _____ BOOK 10932 PG 931

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 96500.00
CON TX 357.05
PRFEE 1.00
WDEED 8.00
TOTAL 366.05
CHECK 366.05

05/15/98 01 09:48 0001 7681

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0438280
IDENTIF. # REFERENCE

98 MAY 15 AM 9:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1293685