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Mail

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 164,900.00

Ulrike R. Guthrie
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 25th day of June 1998

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ULRIKE R. GUTHRIE 1105 Porter Road Nashville, Tennessee 37206	AMTRUST MORTGAGE CORPORATION 5252 Roswell Road #100 Atlanta, Georgia 30342	MAP 83-3 PARCEL 186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY FOUR THOUSAND NINE HUNDRED AND NO/100---------- ($ 164,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, A. VERCHAL MELLARD AND WIFE, SHARON H. MELLARD hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ULRIKE R. GUTHRIE AND HUSBAND, CLIFTON F. GUTHRIE 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

0456904 IDENTIF. & REFERENCE

98 JUN 30 AM 11:58 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

7623 06/30 0101 03CHECK 623.13

This is improved property known as 1105 Porter Road, Nashville, Tennessee 37206

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of W.S. Ashworth's S/D of Lts 47-50 of Brownsville of record in Book 161, page 153, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 25th day of June, 19 98.

A. VERCHAL MELLARD

SHARON H. MELLARD

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. VERCHAL MELLARD AND WIFE, SHARON H. MELLARD, 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 this 25th day of June, 1998.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 and the westerly part of the southerly 13.0 feet of Lot No. 27 on the Plan of W. S. Ashworth's Subdivision of Lots 47, 48, 49 and 50 on the Plan of Brownsville as of record in Book 161, page 153, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the easterly margin of Porter Pike at the corner of Lots Nos. 1 and 2 on said plan; thence with the line between said two lots, easterly 210.0 feet more or less, to the westerly margin of an alley; thence with the westerly margin of said alley, northerly 86.5 feet to the northeast corner of said Lot No. 2 in the south line of an alley, easterly 15.0 feet, more or less, to the southwest corner of part of said Lot No. 27 conveyed by J.A. Moley to Mrs. Eliza J. Redditt by deed of record in Book 561, page 108, said Register's Office; thence with her west line, northerly 13.0 feet; thence westerly parallel with the south line of said Lot No. 27, 219.5 feet, more or less, to the easterly margin of Porter Pike; thence with the margin of said Pike, southerly 100.0 feet to the beginning.

Being the same property conveyed to A. Verchal Mellard and wife, Sharon H. Mellard, by deed from Frances M. Meeker, unmarried, of record in Book 9831, page 934, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

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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	164900.00
CON TX	610.13
PRFEE	1.00
WDEED	12.00
TOTAL	623.13
CHECK	623.13

06/30/98 01 11:58 0001 7623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456904
IDENTIF. & REFERENCE
98 JUN 30 AM 11:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1313414