BOOK 11415 PG. 310

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 118,000.00

47

X Kristie P. Guthrie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 4-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Guthrie	GMAC Mortgage Corporation	MAP 18-15
(NAME)	(NAME)	
535 Moncrief Avenue	100 Witmer Road, P.O. Box 963	PARCEL 19
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Horsham, PA 19044	
(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, Bennett F. Bratcher and wife, Deborah R. Bratcher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Guthrie and wife, Kristie P. 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lotsss 43, 44 and 45 of Moncrief Subdivision, not of record, described according to a survey made by Southern Land and Associates dated August 11, 1977, as follows:

BEGINNING on the southerly margin of Moncrief Avenue at the West corner of the Jernigan property of record in Book 4621, page 131, Register's Office for Davidson County, Tennessee; thence with said Jerigam's property line South 41 degrees 03' East 324.85 feet; thence South 48 degrees 56' West 185.58 feet; thence North 56 degrees 28' West 417.56 feet to the southeasterly margin of Moncrief Avenue; thence with the same around a curve having a radius of 270 feet northeasterly 165.11 feet; thence continuing with said Avenue North 72 degrees 48' East 147.62 feet to the beginning.

Being the same property conveyed to Bennett F. Bratcher and wife, Deborah R. Bratcher by deed from Virgil Ray and wife, Barbara S. Ray, of record in Book 6848, Page 796 and re-recorded in Book 6926, Page 735, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 535 Moncrief Avenue, Goodlettsville, TN 37072
(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 30th day of March 19 99

X
Bennett F. Bratcher

X Deborah R. Bratcher
Deborah R. Bratcher

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 Bennett F. Bratcher and wife, Deborah R. Bratcher

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 Goodlettsville, Tennessee, this 30th day of March, 99.

Commission expires 11-27-99

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 _____

_____
Notary Public

0569484
RECORDING REFERENCE
99 APR -5 PM 3:56
REGISTER
DAVIDSON COUNTY, TN.
7418 04/05 0101 03CHECK 447.60

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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05694484

RECEIVED FOR REFERENCE

99 APR -5 PM 3:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	115000.00
CON TX	436.60
PRFEE	1.00
UCCFEE	8.00
CFEE	2.00
TOTAL	447.60
CHECK	447.60

04/05/99 01 15:58 0001 7418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446451