Return to:

WILSON & WEISS TITLE
ASSOCIATES, LLC
710 EXECUTIVE CENTER DR.
SUITE 2
BRENTWOOD, TN 37027
B-0848

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,500.00
Bret T. Gunn
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 1999
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/16/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bret T. Gunn 1112 Jacksons Valley Road Hermitage, TN 37076	Columbia National PO Box 3050 Columbia, MD 21045	Map 86.07 Parcel 129

For and in 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,

J. ANDREW GUTHORMSEN AND WIFE, HOLLIE GUTHORMSEN

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

BRET T. GUNN

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. 279 ON THE PLAN OF JACKSON'S RETREAT SECTION 5-A OF RECORD IN PLAT BOOK 6250, PAGE 309, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO J. ANDREW GUTHORMSEN AND WIFE, HOLLIE GUTHORMSEN BY WARRANTY DEED FROM HAROLD BRIAN WALLACE AND WIFE, JO. D. WALLACE DATED JANUARY 30, 1996 IN BOOK 9933, PAGE 603, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1. Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 309, Register's Office for Davidson County, Tennessee, including but not limited to a 30 foot minimum building setback along the front of said property and a 20 foot minimum building setback along the rear of said lot, 8' minimum building setback line from both side lines of said lot, a 10 foot easement for utility and drainage purposes along the rear side of said lot, a utility anchor easement over the northeast 2 1/2' x 25' of said lot and a 10' easement for sanitary sewers across the front of said lot.
2. Property is subject to Restrictive Covenants contained in Book 5741, Page 369, Register's Office for Davidson County, Tennessee.
3. Property is a PUD and is subject to By-Laws and Charter in Book 5745, Page 294, Supplement in Book G482, Page 629, Articles in Book 5745, Page 283 of record in Davidson County, Tennessee including liens for assessments as provided for therein.
4. 1999 taxes and subsequent years.
5. Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1112 Jacksons Valley Road, Hermitage, TN 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 our hand(s) this 25th day of June, 1999.

J. Andrew Guthormsen

Hollie Guthormsen

RECEIVED FOR RECORD
427.55

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, J. ANDREW GUTHORMSEN AND WIFE, HOLLIE GUTHORMSEN, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 1-26-2001

~~PLEASE RETURN TO:~~
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

BOOK 11650 PAGE 190

WARRANTY DEED

FROM

J. Andrew Guthormsen and Hollie Guthormsen, husband and wife

TO

Bret T. Gunn

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027

06032502

REFERENCE

99 SEP -3 PM 2:19

REGISTER
WILLIAMSON COUNTY, TN.

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

0632502

IDENTIFICATION REFERENCE

99 SEP -3 PM 2:19

REGISTER
DAVIDSON COUNTY, TN

BOOK 11650 PAGE 191

CASH
111000.00
CON TX 412.55
PRFEE 1.00
UCCFEE 12.00
CFEE 2.00
TOTAL 427.55
CHECK 427.55

09/03/99 01 14:19 0001 4862

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512888