THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18826**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $578,000.00 Affiant Subscribed and sworn to before me, this 29th day of March, 2002. Notary Public My Commission Expires: _____ My Commission Expires September 25, 2004

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Mr. and Mrs. David C. Guth 1308 Beddington Park Nashville, TN 37215	**Send Tax Bills To:** First American Real Estate Tax Svc 8435 North Stemmons Freeway Dallas, TX 75247	**Tax Information:** MAP 159-02-0 PAR 042.00 FB FH 25907

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOSEPH L. MULHERIN, JR., UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID C. GUTH AND WIFE, CAROL B. GUTH ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1308 Beddington Park, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2002.

JOSEPH L. MULHERIN, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOSEPH L. MULHERIN, JR. with whom I am personally acquainted, and who acknowledged that his executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2002.

My Commission Expires September 25, 2004

My Commission Expires: _____

Notary Public

Davidson County DEEDWARR
Recvd: 04/04/02 15:32 2pgs
Fees:13.00 Taxes:2138.60

20020404-0041407

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Hound's Run, as of record in Plat Book 6900, pages 167 through 171, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph L. Mulherin, Jr., a single person by deed from Alex Bonner and wife, Susan N. Bonner of record in Book 9845, page 913, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 7079, page 995, Book 7238, page 736, Book 11719, page 845; (3) Charter of record in Book 7253, page 992; and (4) All matters appearing on the Plan of record in Plat Book 6900, pages 167 through 171, said Register's Office.