PREPARED BY (AND RETURN TO):

BOX 50-b

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(SK) Title No: 43750
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/16/02 13:46 2pgs
Fees:13.00 Taxes:1624.30

20020816-0099423

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
George T. Guthrie Jr. Shelby G. Guthrie 302 Lauderdale Nashville, Tennessee 37205	Suntrust Bank 201 Fourth Avenue North Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 103-12-292

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$439,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Brian Ivey and spouse, Deana D. Ivey**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George T. Guthrie Jr. and spouse, Shelby G. Guthrie** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 27 on Block D on the Map of Cherokee Park, Section 1, as of record in Book 547, pages 169 and 170, Register's Office for said County.

SAID Lot No. 27 extends 70 feet on the southwesterly side of Lauderdale Road and extends back 157.11 feet on the westerly line and 141.93 feet n the easterly line to a dead line, measuring 40 feet thereon.

BEING the same property conveyed to James Brian Ivey and spouse, Deana D. Ivey by deed from Carolyn N. Tyne, unmarried of record in Book 11205, page 600, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547 Pages 169 and 170, said Register's Office, which Plan shows a 40 foot minimum building setback line from Cherokee Road and an easement of varying width for public utility purposes along the rear line of said lot.

This is improved property, known as: 302 Lauderdale Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of August, 2002.

James Brian Ivey

Deana D. Ivey

State of TENNESSEE

County of DAVIDSON

On this 14th day of August, 2002 , before me the undersigned authority, personally appeared James Brian Ivey and Deana D. Ivey , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE

County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $439,000.00

Affiant

Sworn and subscribed before me this the 14th day of August, 2002

JAMES A. WAECHTER NOTARY PUBLIC LARGE

Notary Public

My Commission Expires: 5-14-07