Realty Title 06
48A

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $109,000.00

Bruce
Michael Guthrie
Affiant

Subscribed and sworn to before me, this 18th day of December, 2002.

KATHLEEN A. TOMLINSON
NOTARY PUBLIC
STATE OF TENNESSEE
Commission expires March 28, 2004

Kathleen A. Tomlinson
Notary Public
My commission expires: 03/28/04

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael Bruce Guthrie	Ameriquest Mortgage Company	083-01-0-006.0
943 West Greenwood Ave.	P.O. Box 57064	
Nashville TN 37206	Irvine, CA 92619	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jay Wilfong, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael Bruce Guthrie, hereinafter called the Grantees, their successors 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 Lots 4 and 5 on the plan of Jewell Place "Subdivision of part of Lot 5 on the plan of John and Smith Property" of record in Plat Book 38, page 539 and Book 2854, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Jay Wilfong by deed from BancOne National Association dated April 10, 2002, of record in Instrument 20020418-0048409, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 943 West Greenwood Ave., Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 12/19/02 13:04 2pgs
Fees:13.00 Taxes:403.30
20021219-0156878

WITNESS my hand this 18th day of December, 2002.

Jay Wilfong

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jay Wilfong, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 18th day of December, 2002.

Notary Public

My Commission expires 03/28/04

KATHLEEN [illegible] MILINSON
NOTARY P[illegible] AT LARGE
STATE [illegible] ESSEE
Commissio[illegible] arch 28, [illegible]

WILSON CO. TENN.