Bk 34 19384

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$308,000.00.**

Affiant

Subscribed and sworn to before me this 26th day of February 2003

Notary Public
My Commission Expires

(Affix Seal)

NOTARY PUBLIC AT LARGE
Amy Adams Gowan
My Commission Expires November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jeffrey Bates	Franklin American Mortgage Co.	145-6-15
1845 Laurel Ridge Drive	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37215	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Estate of D. Craig Guthrie by Linda R. Guthrie, Administratrix**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeffrey Bates and wife, Patricia Bates**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 30 on the plan of Laurel Ridge, Section 3, of record in Book 3600, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 30 fronts 224.6 feet on the easterly side of Laurel Ridge Drive and extends back 617 feet on the northerly line, and 577.2 feet on the southerly line to a point, being a triangular shaped lot.

Being the same property conveyed to Donald Craig Guthrie, by deed from Mary Emily (Munch) Headley, of record in Book 4757, page 787, Register's Office for Davidson County, Tennessee. Further conveyed to Donald Craig Guthrie by Quitclaim Deed from Linda Redmon Guthrie of record in Instrument Number 20010521-0052155, said Register's Office.

The property is subject to the following:

Subject to all matters as shown on the Plan of record in Book 3600, page 9, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3706, page 133; in Book 3708, page 273; and in Book 8902, page 596, Register's Office for Davidson County, Tennessee.

Easement for Sewage Pumps, Service Lines, Ingress/Egress Purposes & Appurtenances of record to The Metropolitan Government of Nashville and Davidson County of record in Book 8131, page 859, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1845 Laurel Ridge Drive, Nashville, TN 37215**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this February 26, 2003.

Davidson County DEEDWARR
Recvd: 02/27/03 15:58 2pgs
Fees:13.00 Taxes:1139.60

20030227-0026418

Estate of D. Craig Guthrie

Linda R. Guthrie, Administratrix

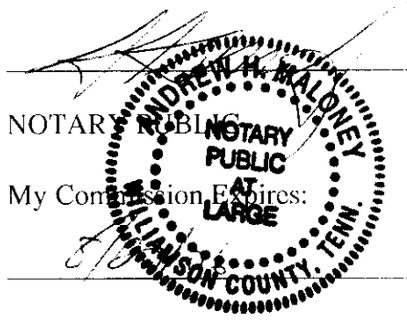
By Linda R. Guthrie

STATE OF TENNESSEE

COUNTY OF Williamson

On this 26th day of February, 2003, before me, personally appeared Linda R. Guthrie, Administratrix of the Estate of D. Craig Guthrie, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.



NOTARY PUBLIC

My Commission Expires:

8/6/05