WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/03 13:20 2pgs
Fees:13.00 Taxes:638.25

20030317-0035129

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $172,500.00.

Affiant

Subscribed and sworn to before me this _____ day of _____, 20___.

Notary Public
My Commission expires:_____
(Affix Seal)

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:
John C. Guthrie	CTX Mortgage Company, LLC	143-60-C-2
943 Harpeth Trace Drive	216 Centerview Drive	
Nashille, TN 37221	Brentwood, TN 37027	

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, **Pamela L. Knox**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John C. Guthrie, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A condominium apartment in Davidson County, Tennessee, being Unit No. A2, together with the carport designated No. on the Plan of Harpeth Trace Wood Valley Condominiums, a horizontal property regime pursuant to the Tennessee "Horizontal Property Act" as shown on Exhibit "B" to the Master Deed of record in Book 7382, page 189, Register's Office for Davidson County, Tennessee. to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Pamela L. Knox, by deed from Martha A. Robinson, unmarried, of record in Book 10409, page 952, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Master Deed and Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7382, page 189, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 7382, page 184, Register's Office for Davidson County, Tennessee.

This is improved property known as: **943 Harpeth Trace Drive, Nashille, TN 37221**

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 March 13, 2003.

Pamela L. Knox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Pamela L. Knox** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 13, 2003

My commission expires: _____

_____
Notary Public

ALAN B. MALONEY NOTARY PUBLIC AT LARGE Exp. Nov. 25, 2006 DAVIDSON COUNTY, TN