STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of August, 2003.

Notary Public

My Commission Expires



WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Prepared By: Connie Berg
Real Estate Title Services, LLC
9721 Ormsby Station Road, Suite 105
Louisville, Kentucky 40223

~~Sidwell, Barrett & McCann, P.C.~~
~~121 First Avenue South~~
~~Suite 200~~
~~Franklin, TN 37064~~

ADDRESS NEW OWNER(S) AS FOLLOWS:
Josef Gutamirel and Jodi Mathewson
908 Crescent Hill Road
Nashville, Tennessee 37206

When recorded mail to:
Real Estate Title Services, LLC
9721 Ormsby Station Road, Suite 105
Louisville, KY 40223
502-315-1670

SEND TAX BILLS TO:
2003075 52

MAP-PARCEL NUMBERS:
83-7-236

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard A. Hilton and wife, Michelle A. Hilton** hereinafter referred to as Grantors, hereby transfers and conveys to **Josef P. Gutzmirtl** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 57 on the Plan of Roselawn, as of record in Book 2133, Page 1, Register's Office Davidson County, Tennessee.

Said Lot No. 57 fronts 69.0 feet on the southerly side of Crescent Hill Road and runs back on the westerly line 157.1 feet and on the easterly line 143.6 fet to a dead line on which it measures 81.8 feet.

Being the same property conveyed to Richard A. Hilton and wife, Michelle A. Hilton by Deed from The Board of Trustees of Kern Memorial Methodist Church, of record in Book 8567, Page 25, Register's Office, Davidson County, Tennessee.

09031-BP

Davidson County DEEDWARR
Recvd: 08/28/03 15:47 2pgs
Fees:13.00 Taxes:432.90

20030828-0125388

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2133, Page 1, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2089, Page 294, Register's Office for Davidson County, Tennessee.

Sanitary Sewers and/or Storm Drainage Easement of record in Book 4041, Page 115, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 908 Crescent Hill Road, Nashville, Tennessee 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 and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my hand this 15th day of August, 2003.

Richard A. Hilton

Michelle A. Hilton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A. Hilton and wife, and Michelle A. Hilton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of August, 2003.

Notary Public

My Commission Expires: _____

09031-BP