Davidson County DEEDWARR
Recvd: 09/15/03 16:13 2pgs
Fees:13.00 Taxes:497.65

20030915-0135333

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42257

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$134,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th day of July, 2003

Notary Public

MY COMMISSION EXPIRES:

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence C. Nail	S A M E	132-16-92
621 Elaine Drive		
Nashville, TN, 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

William S. Guthrie, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clarence C. Nail

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 610 on the Plan of Section VII, Caldwell Hall, as of record in Book 3300, page 19, Register's Office for said County.

Said Lot No. 610 fronts 90 feet on the southerly side of Elaine Drive and extends back 137.9 feet on the easterly line and 136.4 feet on the westerly line, to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to William S. Guthrie and wife, Dorothy L. Guthrie, by deed from Bob E. Watkins and wife, Emily Louise Watkins, of record in Book 4340, page 713, Register's Office for Davidson County, Tennessee. The said Dorothy L. Guthrie having since died.

Unimproved ( )
This is improved (X) property known as 621 Elaine Drive, Nashville, TN 37211

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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/our hand(s) this 18th day of July, 2003

X William S Guthrie by Edith J Guthrie ADP

William S. Guthrie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 18th day of July, 2003, before me personally appeared EDITH J. GUTHRIE, to me known to be the person who executed the foregoing instrument in behalf of WILLIAM S. GUTHRIE, as his Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said WILLIAM S. GUTHRIE, as though he had personally acted.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of July, 2003

Notary Public

My Commission Expires: 3/25/06

