This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 11/26/03 11:21 2pgs
Fees:13.00 Taxes:695.50
20031126-0171927

ADDRESS NEW OWNER:
Jacob Guthrie and Courtney Guthrie
5012 Montclair Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SouthStar Funding, LLC
P. O. Box 200010-9246
Kennesaw, GA 30156

MAP AND PARCEL:
MAP 146-12
PARCEL 53.00
06DU-32150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Timothy D. Smith, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jacob Guthrie and wife, Courtney Guthrie, as tenants by the entirety, 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:

> BEING Lot No. 483, on the Plan of Section Six, Crieve Hall Estates, of record in Plat Book 2331, Pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Timothy D. Smith, by deed from Jim B. Smith and wife, Dorothy P. Smith of record in Book 10323, Page 787, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to: Taxes for 2004, and subsequent years. The Plan, with Owner's Certificate, of record in Plat Book 2331, pages 1 and 2, said Register's Office, which plan shows a 60 foot minimum building setback line from Montclair Drive and a 40 foot minimum setback line from an unnamed street, now known as Randall Drive and a 5x20 foot utility anchor easement located on the northwesterly corner of said lot and a 20 foot easement for public utility and access to cemetary purposes along the southwesterly corner(s) of said lot.

This is improved property known as 5012 Montclair 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 Jacob Guthrie and wife, Courtney Guthrie, their heirs and assigns, forever; and I, Timothy D. Smith, 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 21st day of November, 2003.

Timothy D. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Timothy D. Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of November, 2003.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 188,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of November, 2003.

NOTARY PUBLIC
My Commission Expires: ~~11/27/2004~~

PERCY WILKINS, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004