PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
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Davidson County DEEDWARR
Recvd: 12/05/03 08:22 2pgs
Fees:13.00 Taxes:336.70
20031205-0174929

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

W & I Ref:(_____) Title No: 45247
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Adam Lamberth 135 McMurray Circle Nashville, TN 37211	ABN AMRO Mortgage Group, Inc. 2600 W. Big Beaver Road Troy, Michigan 48084

TAX MAP-PARCEL NUMBERS: 147-16-A-035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$91,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jacob Carter Guthrie, and spouse Courtney Guthrie, John H. Guthrie and spouse, Kathy C. Guthrie ,joint tenants with right of survivorship,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Adam Lamberth** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 35 on the Plan of McMurray Court, a de Minimus Planned Unit Development of record in Book 6250, Page 230 (amended in Book 6606, Page 144) Register's Office for said County to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Jacob Carter Guthrie, a ½ undivided interest and to John H. Guthrie and spouse, Kathy C. Guthrie, a ½ undivided interest as tenants by the entireties; said half interest as to each other to be held in joint tenancy with rights of survivorship by deed from Melissa A. Hook, also known as Melissa H. Dabbs of record in Document No. 20020206-0016531 Register's Office for said County. Courtney Guthrie, spouse of Jacob Guthrie joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, Page 230 amended in Book 6606, Page 144, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 6446, page 539, Book 6481, page 849, Book 7338, Page 23, Book 8631, Page 850, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 135 McMurray Circle, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of December, 2003.

Jacob Carter Guthrie

John H. Guthrie

Kathy C. Guthrie

Courtney Guthrie

State of TENNESSEE

County of DAVIDSON

On this 2nd day of December, 2003 , before me the undersigned authority, personally appeared Jacob Carter Guthrie, John H. Guthrie, Kathy C. Guthrie and Courtney Guthrie to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

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

My Commission Expires: _____

Notary

My Commission Expires MAY 30, 2004

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $91,000.00

Affiant

Sworn and subscribed before me this the 2nd day of December, 2003

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 5/28/06

Notary Public

My Commission Expires: _____