WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/04 15:35 2pgs
Fees:13.00 Taxes:1994.30

20040616-0071480

State of Tennessee)
County of Davidson)

G#2556-2

The actual consideration or value, whichever is greater, for this transfer is **$539,000.00**

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2004.

Notary Public

My commission expires

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
MARY COHN **MICHAEL STILL**	**"NEW OWNERS"**	**Map 130-08-0-E, Parcel 006.00co**
112 Wellington Park Court		
Nashville, TN 37215		

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, WE,

JAMES W. GUTHRIE and wife, OLIVIA P. GUTHRIE

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

MARY COHN and husband, MICHAEL STILL

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. 6 on the Plan of "Revised" Wellington Park, a Planned Unit Development, as of record in Book 6200, Page 409, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James W. Gutherie (sic) and wife, Olivia P. Gutherie (sic), by Warranty Deed dated October 15, 1997, from Michael A. Zoretic and wife, Nancy O. Zoretic, of record in Book 10649, Page 472, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6691, Page 695, said Register's Office; By-Laws of record in Book 6691, Page 725, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is Improved (_X_) Unimproved (____) property, known as: **112 Wellington Park Court, Nashville, TN 37215.**

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 convenant 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 **15th** day of **June, 2004.**

JAMES W. GUTHRIE

OLIVIA P. GUTHRIE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES W. GUTHRIE and wife, OLIVIA P. GUTHRIE,** the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **June, 2004.**

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 4/10/05