PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 06/30/04 10:41 2pgs
Fees:13.00 Taxes:477.30
20040630-0077606

W & I Ref:(_____) Title No: 45677
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew M. Kelso 545 Whispering Hills Drive Nashville, Tennessee 37211	ABN AMRO Mortgage Group, Inc. 2600 Big Beaver Road Troy, Michigan 48084

TAX MAP-PARCEL NUMBERS: 147-15-126

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$129,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersignedMatt H. Guthrie and spouse, Melissa Oglesby Guthrie, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew M. Kelso** 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 Lot No. 105 on the Plan of Whispering Hills Section 1 of record in Book 2331, Page 82, 83 and 84, Register's Office for said County.

Said Lot No. 105 fronts 85.0 feet on the southwesterly margin of Whispering Hills Drive and extends back between parallel lines 192.0 feet to a dead line.

Being the same property conveyed to Matt H. Guthrie and Jacob C. Guthrie as joint tenants with the right of survivorship by deed from Roy A. Adcock, Jr. and Ralph E. Adcock and Robin Waddey and Jeffrey Williamson of record in Document No. 200007170070397, Register's Office for said County. By Quitclaim Deed of record in Document No. 20020204-0014771, said Register's Office, subject property was conveyed to Matt H. Guthrie. By Quitclaim Deed of record in Document No. 20020204-0014773, said Register's Office, subject property was conveyed to Matt H. Guthrie and Melissa Oglesby, as joint tenants with right of survivorship. The said Melissa Oglesby is now known as Melissa Oglesby Guthrie.

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 2331 Pages 82, 83 and 84, said Register's Office, which Plan shows a 75 foot minimum building setback line from Whispering Hills Drive and a 10 foot easement for public utility purposes along the rear line(s); a 2.5 X 20 foot utility easement located on the northwesterly front corner of said lot.

This is improved property, known as: 545 Whispering Hills Drive, Nashville, Tennessee 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 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 29th day of June, 2004.

Matt H. Guthrie

Melissa Oglesby Guthrie

Matt H. Guthrie

Melissa Oglesby Guthrie

State of TENNESSEE
County of DAVIDSON

On this 29th day of June, 2004 , before me the undersigned authority, personally appeared Matt H. Guthrie Melissa Oglesby 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.

My Commission Expires: _____

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

My Commission Expires MAY 24, 2008

Notary

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 $129,000.00

Affiant

Sworn and subscribed before me this the 29th day of June, 2004

My Commission Expires _____

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

My Commission Expires MAY 24, 2008

Notary Public