39-B

| WARRANTY DEED | State of Tennessee<br>County of Davidson |
|---|---|
| Davidson County DEEDWARR<br>Recvd: 09/10/04 09:08 2pgs<br>Fees:13.00 Taxes:2009.84<br>20040910-0109450 | The actual consideration or value, whichever is greater, for this transfer is $543,200.00.<br>Affiant<br>Subscribed and sworn to before me, this the 27th day of August, 2004.<br>Notary Public<br>My Commission expires:<br>(AFFIX SEAL) |

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

**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 |
|---|---|---|
| **Christopher P. Guthrie**<br>**Tracey George** | **ABN AMRO Mortgage** | **Map 104-16, Parcel 230.00** |
| **2003 Beechwood Avenue** | 1201 E. Lincoln | |
| **Nashville, TN 37212** | Madison Hts, MI 48071 | |

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,

**Jerry W. Owens, Unmarried**

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

**Christopher P. Guthrie, a single man, and Tracey George, a single woman**

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. 11, on the Plan of the Subdivision of the Estate of Daniel Mcintyre, of record in Plat Book 3, page 30, Chancery Court of Nashville, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.**

**BEING the same property conveyed to Jerry W. Owens, Unmarried by Deed from Virginia G. Lowe, a widow, of record in Instrument No. 20031106-0163119, Register's Office for Davidson County, Tennessee. This conveyance is subject to restrictive covenants of record in Book 1129, page 363, and in Instrument No. 20040614-0069843, Register's Office of Davidson County, Tennessee; 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 Grantee(s) herein.**

**THIS conveyance is subject to restrictive covenants of record in Book 1129, Page 363 and in Instrument No. 20040614-0069843, Register's Office for Davidson County, Tennessee, 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 Grantee(s) herein.**

This is Improved (X) Unimproved (____) property, known as: **2003 Beechwood Avenue, Nashville, TN 37212**

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 **27th** day of **August, 2004.**

**Jerry W. Owens**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerry W. Owens, Unmarried,** the bargainor, 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 **27th** day of **August, 2004.**

**Notary Public**

**My Commission Expires:** 5/30/07

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05/30/07