Prepared by:
Amy Cross Nance
Attorney at Law
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Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/31/05 15:59 2 pgs
Fees:13.00 Taxes:628.63
20050331-0035192

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $169,900.00

Affiant

Subscribed and sworn to before me, this 21 day of March, 2005.

Notary Public
My commission expires: 4/2/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Walton R. Guthrie	Cumberland Bank	147-01-0-015.00
346 Lynn Drive	810 Crescent Centre Dr, Ste 301	
Nashville, TN 37211-0000	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward D. Meadows, an unmarried person**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Walton R. Guthrie, an unmarried person**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 414 on the Plan of Caldwell Hall, Section 6, of record in Plat Book 2900, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edward D. Meadows by deed from Mary J. Poag, April S. Poag, Frank W. Poag, Gene R. Poag, and Karen A Harper, heirs at law of Sue H. Poag, of record in Instrument No. 20041104-0133066.

This conveyance is made subject to the following: 1) 2005 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Caldwell Hall, Section 6, of record in Book 2900, Page 148, Register's Office for Davidson County, Tennessee. 3) Drainage and Utility Easement of record in Book 2900, Page 148. 4) Restrictions of record in Book 1788, page 108 and amended in Book 3221, page 6 and Book 3251, Page 543, Register's Office for Davidson County, Tennessee.

This property is improved property known as 346 Lynn Drive, Nashville, Tennessee 37211-0000.

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, his heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized 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 does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 hand this 31st day of March, 2005.

Edward D. Meadows

Sandra Meadows

Sandra Meadows

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward D. Meadows, and Sandra Meadows 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 Brentwood, Tennessee, this 31st day of March, 2005.

Notary Public

My Commission expires: 4/2/07

FILE NO: T00110

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.