WARRANTY DEED

P-CW-05-303

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-11-2006

(AFFIX SEAL)

SANDY MEYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Lincoln	Countrywide Home Loans	
303 McCall St.	(NAME) 1520 Memorial Blvd., Ste. 104	133-2-333
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, ~~We~~ I, THOMAS GUTHRIE, CONSERVATOR FOR MARY ELIZABETH GUTHRIE, PURSUANT TO THE ORDER OF THE *, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LAURA LINCOLN,MARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 14 on the plan of McLester Addition to Nolen Heights, of record in Book 421, page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mary Elizabeth Guthrie, by Deed from E. S. Dollar and wife, Rossie L. Dollar, as retained in a Life Estate for E.S. Dollar and Rossie L. Dollar, dated November 14, 1966, of record in Book 4080, page 557, Register's Office for Davidson County, Tennessee. The said Mary Elizabeth Guthrie having since died.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

*DAVIDSON COUNTY PROBATE COURT, DOCKET NO. 04P-1706,

unimproved ( )
This is improved (X) property, known as 303 McCall St., Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 covenant 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 29th day of April, 2005.

Davidson County DEEDWARR
Recvd: 05/06/05 12:41 2 pgs
Fees:13.00 Taxes:381.10
20050506-0051368

BY: Thomas Guthrie
Thomas Guthrie,

TITLE: Conservator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of April, 2005, before me personally appeared, Thomas Guthrie, Conservator for Mary Elizabeth Guthrie, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument and acknowledged that he executed the same for the purposes described herein.

Witness my hand and official seal, at the office, this 29th day of April, 2005.

My commission expires: 5/24/2008 _____
Notary Public

SANDY MEYER
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027