Davidson County DEEDWARR
Recvd: 07/05/05 14:05 2 pgs
Fees:13.00 Taxes:725.20

20050705-0076857

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $196,000.00

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 29th day of June, 2005.

Notary Public
My commission expires: 2/15/09

07-0506-82045

Address of New Owner:	Send Tax Bills to:	Tax Information
Craig S. Guth 3040 Cody Hill Road Nashville TN 37211	New Owner	172-12-0-B-334

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher O. Kohler and wife, Ena Shea B. Kohler**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Craig S. Guth and wife, Carolyn R. Guth,** hereinafter called the Grantees, their successors 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 231 on the Plan of Bradford Hills, Section Fourteen, of record in Book 7900, Page 6, amended in Book 7900, Page 739, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher O. Kohler and wife, Ena Shea B. Kohler by deed from Thomas W. Cantwell and wife, Cornelia R. Cantwell, of record in Instrument No. 20001219-0124514, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3040 Cody Hill Road, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of June, 2005.

Christopher O. Kohler

Ena Shea B. Kohler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Christopher O. Kohler and Ena Shea B. Kohler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 29th day of June, 2005.

Catherine R. Vass
State of Tennessee at Large

My Commission expires: 5/24/08

