Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Return To:
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

ST-05-5680

SHLEY BUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00
Kim B. Mitchell
Affiant
Subscribed, and sworn to before me, this 7th DAY OF 7/13/05
Notary Public
MY COMMISSION EXPIRES: 2-19-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Thomas Cole Guthrie	owner	
(NAME)	(NAME)	
159 Park Circle		53-12-43.00
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138		
(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 JP MORGAN CHASE BANK N.A. S/B/M TO BANK ONE N.A. AS TRUSTEE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto COLE GUTHRIE, UNMARRIED, 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 the southerly or southeasterly part of Lot No. 19 of Block "B" on the Map of Subdivision No. 3 of Life and Casualty Insurance Company Property at Old Hickory, Tennessee, as of record in Book 974, page 11, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Said part of said lot fronts 59.6 feet on the northwesterly side of Park Circle and runs back between lines 96.2 feet on the southwesterly margin of Becker Avenue to a dead line in the rear on which it measures 58.4 feet, more or less.

Davidson County DEEDWARR
Recvd: 08/02/05 10:01 2 pgs
Fees:13.00 Taxes:271.95
20050802-0090115

Being the same property conveyed to JP Morgan Chase Bank as successor-in-interest to Bank One, N.A., by Substitute Trustee's Deed from I. Dyke Tatum, substitute trustee, executed on January 12, 2005, of record at Instrument No. 20050112-0004468, Register's Office of Davidson County, Tennessee; and also being the same property previously conveyed to James R. Rawls and Kay R. Rawls, husband and wife, by Warranty Deed from David W. Wilkinson and wife, Joy B. Wilkinson, executed on September 23, 2002, of record at Instrument No. 20020927-0117724, Register's Office of Davidson County, Tennessee, and conveyed to David A. Neal, as Trustee for lender, of record at Instrument No. 20020927-0117725, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record, if any.

( ) unimproved ( )
Title is improved ( ) property known as: 159 Park Circle, Old Hickory, Tennessee 37138
(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 day of , .

~~JP Morgan Chase Bank N.A. s/b/m to Bank One N.A.~~
~~as Trustee by, President~~

Thomas Venusti JP Morgan Chase Bank, N.A. (successor by merger to Bank One, N.A.), as Trustee for MALT 2002-3

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF New York
COUNTY OF Kings

Personally appeared before me, Rosita Walters, a Notary Public within and for said County and State aforesaid, personally appeared Thomas Venusti and with whom I am personally acquainted and who upon his oath(s) acknowledged him to be the Trustee and respectively of the JPMorgan Chase Bank, N.A. the within named bargainor. and corporation, and that he as such Trustee and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Thomas Venusti as such Trustee.

Witness my hand and official seal at office at on this the day of 7/15/05

My Commission Expires

ROSITA WALTERS
Notary Public, State of New York
No. 01WA6048854
Qualified in Kings County
Commission Expires Oct. 2, 2006

Notary Public

NOTARY PUBLIC

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW