BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#19090-2

The actual consideration or value, whichever is greater, for this transfer is **$851,350.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of August, 2005.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/18/05 10:24 2 pgs
Fees:13.00 Taxes:3150.00
20050818-0098311

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

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
JAMES P. HOUSER and ELIZABETH M. HOUSER	**"NEW OWNERS"**	**Map 130-05-0-A, Parcel 011.00co**
111 Bellebrook Circle		
Nashville, TN 37205		

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, WE,

RICHARD F. GUTOW and wife, SUSAN S. GUTOW

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

JAMES P. HOUSER and ELIZABETH M. HOUSER, husband and wife

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 Final Plat of Bellebrook, a Planned Unit Development, as of record in Book 5200, Page 442, amended in Book 5982, Page 32, and as corrected by Surveyor's Certificate of Correction in Book 6087, Page 957, and in Book 6941, Page 122, and further amended in Instrument No. 20041230-0154555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Richard F. Gutow and wife, Susan S. Gutow, by Warranty Deed dated December 3, 1991, from Mac E. Ozier and wife, Betsy R. Ozier, of record in Book 8500, Page 742, Register's Office for Davidson County, Tennessee. And further conveyed to Richard F. Gutow and wife, Susan S. Gutow, as equal tenants in common, by Quitclaim Deed from Thomas C. Gooch, Trustee, of record in Instrument No. 20040420-0044842, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 5938, Page 212, and as amended in Book 6029, Page 807, in Book 9438, Page 564, and in Book 9596, Page 930, said Register's Office; 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 Grantees herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **111 Bellebrook Circle, Nashville, TN 37205**.

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 our hands this **16th** day of **August, 2005.**

RICHARD F. GUTOW

SUSAN S. GUTOW

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 **RICHARD F. GUTOW and wife, SUSAN S. GUTOW,** the bargainors, 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 **16th** day of **August, 2005.**



Notary Public

My Commission Expires: 3/22/09