WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$240,000.00.**

Grantor

Subscribed and sworn to before me this 27 day of January, 2006

Notary Public

My Commission expires: 8/20/06

(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 01/27/06 16:18 2 pgs
Fees:13.00 Taxes:888.00
20060127-0010968

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Grant R. Bibby	SAME	142-11-0-113.00
1419 Mentelle Drive		
Franklin, TN 37069		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jason C. Guthrie and wife, Jamie L. Guthrie**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Grant R. Bibby and Karen O. Bibby, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 43 on the Plan of Valley West Subdivision, Section III, of record in Book 3500, page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jason C. Guthrie and wife, Jamie L. Guthrie, by deed from Marvin Thomas White, married, on March 18, 2002, of record in Instrument Number 20020319-0033979, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 142-11-0-103.00.
- Subject to all matters as shown on the Plan of record in Book 3500, page 138, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3800, page 528, and Book 3833, page 789; and Book 3838, page 501; and Book 3843, page 450; and Book 3872, page 59; and Book 6095, page 683, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7201 Willow Creek Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 27, 2006.

Jason C. Guthrie

Jamie L. Guthrie

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jason C. Guthrie and wife, Jamie L. Guthrie** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 27, 2006

My commission expires 8/2 [illegible]

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY