Davidson County DEEDWARR
Recvd: 10/12/06 10:47 2 pgs
Fees:13.00 Taxes:1145.15

20061012-0126821

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is ~~$308~~,500.00

Affiant

Subscribed and sworn to before me, this 22ND **day of** SEPTEMBER, **2006.**

Notary Public
My commission expires: 10-17-2009

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

04-0609-52814

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Richard R. Johnson	Fremont Investment & Loan	
322 Battle Road	555 Taxter Road	183.00-0-110.00
Antioch 37013	Elmsford, NY 10523	

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, **Herman Howard Guthrie, Jr.**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richard R. Johnson and wife, Amelia Melanson**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davison County, State of Tennessee, described as follows: to- wit:

SEE THE ATTACHED EXHIBIT A.

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.

Mary M. Guthrie, wife of Herman Howard Guthrie, Jr., joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 322 Battle Road, Antioch, TN 37013

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 11th day of September, 2006.

Herman Howard Guthrie, Jr. Mary Marlene Guthrie

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Herman Howard Guthrie, Jr. and Mary Marlene Guthrie, 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 Smyrna, TN, this 11th day of September, 2006.

Ryan Trammel
State of Tennessee at Large

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: 2-1-09

EXHIBIT "A"

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 9 on the survey of a portion of the Burkitt Estate Farm, more fully described according to a survey by Billy Carl Tomlin, dated April 15, 1976, not of record.

Said tract is bound in general on the North by Burkitt's Tract No. 8 and Edwards and Harris; on the West by Burkitt's Tract No. 4 and Edwards and Harris; on the South by Burkitt's Tract No. 10; on the East by Battle Road.

COMMENCING at a point in the west margin of Battle Road, said point being Huffman's northeast corner; thence with the west margin of Battle Road N 34° 35' W 667 feet, and N 6° 45' E 685 feet to the point of beginning; thence with a new staked line N 84° W 1122 feet to an iron pin; thence N 6° 45' E 134 feet to an iron pin in a fence line; thence with said fence line S 85° 15' E 204 feet; thence N 5° 30' E 86 feet to an iron pin; thence with a new staked line S 84° 5' E 921 feet to an iron pin in the west margin of Battle Road; thence with the west margin of Battle Road S 6° 45' W 225 feet to the point of beginning, containing 5.35 acres, more or less.

Being the same property conveyed to Herman Howard Guthrie, Jr. and wife, Barbara Jean Guthrie by Installment deed from Don Miley Keirns, dated 5-06-82, recorded 5-06-82, of record in Book 5881, page 943, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Herman Howard Guthrie, Jr. by quitclaim deed from Barbara Jean Guthrie, dated 7-05-90, recorded 7-09-90, of record in Book 8148, page 753, Register's Office for Davidson County, Tennessee.

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