Return to
Smith Shular
P.O. Box 663
Gallatin Tn 37066

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/07 12:25 2 pgs
Fees:13.00 Taxes:1084.10
20070625-0075572

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $293,000.00

Affiant

Subscribed and sworn to me on June 18, 2007.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22566SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jon Edward Guth Virginia Johnson Guth 1201 Alfred Drive Nashville, TN 37205	Same	102-14-115

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William A. Dedman and wife, Mildred T. Akin, Tenants in Common with Rights of Survivorship hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jon Edward Guth and wife, Virginia Johnson Guth, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of The Marchetti Company Property, as of record in Book 9700, page 213, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William A. Dedman and Mildred T. Akin, tenants in Common with Right of Survivorship, by Quitclaim Deed from William A. Dedman, of record as Instrument No. 20040826-0103586, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 9700, page 213, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1201 Alfred Drive, 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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on June 18, 2007.

William A. Dedman

Mildred T. Akin

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 15, 2007, before me personally appeared William A. Dedman and Mildred T. Akin to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 18, 2007.

NOTARY PUBLIC
NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: