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

JAMIE BARRERA
Notary Public, State of Texas
My Commission Expires
NOVEMBER 05, 2011

STATE OF Texas
COUNTY OF Bell
The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2008.

Notary Public
My commission expires: 11-05-11

Davidson County DEEDWARR
Recvd: 07/16/08 13:44 2 pgs
Fees:13.00 Taxes:518.00

20080716-0072957

04-0804-53209

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Charles L. Guthrie<br>2101 Crystal Drive<br>Nashville TN 37210 | Countywide Bank, FSB<br>801 Crestcent Center Dr. #510, Franklin, TN. 37067 | 95-14-0-017 |

**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, John R. Entzminger, unmarried hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles L. Guthrie and wife, Geneva F. Guthrie, hereinafter called the Grantees, their successors 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. 65, on the Plan of Elm Hill Acres, Section One, of record in Book 2331, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John R. Entzminger by deed from Gloria E. Green, dated March 21, 2003, recorded March 26, 2003, of record in Instrument No. 20030326-0039951, Register's Office for Davidson County, Tennessee.

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.

This property is improved property known as 2101 Crystal Drive, Nashville, TN 37210

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.

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

WITNESS my hand this 23rd day of April, 2008.

X _____ _____

John R. Entzminger

STATE OF Texas
COUNTY OF Bell

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John R. Entzminger, 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 Temple, TX, this 23rd day of April, 2008.

_____
State of Texas at Large

My Commission expires 11-05-11

JAMIE BARRERA
Notary Public, State of Texas
My Commission Expires
NOVEMBER 05, 2011

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