ADDRESS NEW OWNER:
Stuart Pate
Emily Carter
5012 Montclair Drive
Nashville, TN 37211

SEND TAX BILL TO:
SunTrust Mortgage, Inc.
P. O. Box 79041
Baltimore, MD 21279-0041

MAP & PARCEL NOS.:
146-12-0 53

BILL GARRETT, Davidson County
Trans:T20090035540 DEEDWARR
Recvd: 05/29/09 14:37 2 pgs
Fees:13.00 Taxes:1054.50
20090529-0049597

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Jacob Guthrie and Courtney Guthrie, husband and wife (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto Stuart Pate and Emily J. Carter, joint tenants with right of survivorship, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 483, on the Plan of Section Six, Crieve Hall Estates, of record in Plat Book 2331, Pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is made for amore complete description.

Being the same property conveyed to Jacob Guthrie and wife, Courtney Guthrie, as tenants by the entirety, from Timothy D. Smith, unmarried, by Warranty Deed recorded November 26, 2003, in Instrument No. 20031126-0171927, Register's Office for Davidson County, Tennessee.

This is property with a common address of 5012 Montclair Drive, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year and all subsequent years, said taxes for the current year being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2331, Pages 1 and 2, said Register's office and all matters therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $.285,000.00

Affiant

Subscribed and sworn before me this 28th day of May, 2009.

My Commission Expires: 11-14-09

Notary Public

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 14, 2009

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **28th** day of **May, 2009**.

Jacob Guthrie

Courtney Guthrie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Jacob Guthrie and Courtney Guthrie, husband and wife** , with whom I am personally acquainted, or who 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 office this **28th** day of **May, 2009**.

Notary Public
My Commission Expires: 11-14-2009

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 14, 2009

File No. 0905-190