BILL GARRETT, Davidson County
Trans:T20090038477 DEEDWARR
Recvd: 06/09/09 15:32 2 pgs
Fees:13.00 Taxes:1102.60
20090609-0053608

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 50042
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ryan D. Moss Emily J. Moss 5057 Dovecote Drive Nashville, Tennessee 37220	Same

TAX MAP-PARCEL NUMBERS: 14611003100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$298,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John H. Guthrie and spouse, Kathy C. Guthrie**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan D. Moss and spouse, Emily J. Moss** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Section One Revised Crieve Hall Estates of record in Book 1835, pages 122, 123 and 124, Register's Office for said County.

Said Lot No. 58 fronts 100.00 feet on the southwesterly margin of Dovecote Drive and extends back 292.1 feet on the northwesterly line and 241.9 feet on the southeasterly line to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to John H. Guthrie and wife Kathy C. Guthrie by warranty deed from Bunny D. Honicker and wife, Jeannine Honicker dated June 1, 1982 and recorded on June 2, 1982 of record in Book 5842, page 958, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835 Pages 122, 123 and 124, said Register's Office, which Plan shows a 65 foot minimum building setback line from Dovecote Drive and a 10 foot easement for public utility purposes along the rear line of said lot. And a 2 x 15 foot utility anchor easement located on the northerly front corner of said lot.

This is improved property, known as: 5057 Dovecote Drive, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of June, 2009.

John H. Guthrie

Kathy C. Guthrie

State of TENNESSEE

County of DAVIDSON

On this 2nd day of June, 2009 , before me the undersigned authority, personally appeared John H. Guthrie and Kathy C. Guthrie , 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 the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY M. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $298,000.00

Affiant

Sworn and subscribed before me this the 2nd day of June, 2009

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012