PREPARED BY (AND RETURN TO):
WILKINS & IVEY
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W & I Ref: (cwi)

BILL GARRETT, Davidson County
Trans:T20090042556 DEEDWARR
Recvd: 06/25/09 12:47 2 pgs
Fees:13.00 Taxes:1665.00
20090625-0059162

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kathy C. and John H. Guthrie 5214 Pritchett Drive Nashville, TN 37220	SAME

TAX MAP-PARCEL NUMBERS: 160 04 0 170.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William T. Carter, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John H. Guthrie** and spouse, **Kathy C. Guthrie,** hereinafter called the **Grantee**, Grantee's heirs, or successors, 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. 50 on the Plan of Brentview Hills, Section 7, as of record in Book 4175, page 89, Register's Office for said County.

Beginning at a point in the westerly margin of Pritchett Drive, at the common corner of Lots 51 and 50; thence with the margin of said Drive, southerly 202.74 feet to a point in the beginning of a curve; thence around said curve, southwesterly 39.27 feet to a point in the northerly margin of Brentview Hills Drive; thence with the margin of the same, westerly 105 feet to the common corner of Lots 40 and 50; thence with the line between said lots, northerly 220 feet to a corner of Lot 51; thence with the line between Lots 50 and 51, easterly 128.11 feet to the point of beginning.

Being the same property conveyed to William T. Carter and wife, Mildred E. Carter by Warranty Deed from Mae C. Hensley, Reba C. Manning, Marge Rajotte and Robert A. Carter, Sr., heirs at law of Bessie S. Carter, of record in Book 10453, page 263, Register's Office for Davidson County, Tennessee. Mildred E. Carter has since died leaving William T. Carter as the surviving tenant by the entireties. William T. Carter has remarried.

Anna M. Carter, spouse of William T. Carter, joins solely to convey any marital interest she may have in the subject property.

Description Reference: This is the same description used in the prior deed.

This is improved property, known as: 5214 Pritchett Drive, Nashville, TN 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 on June 23, 2009.

William T. Carter - Grantor

Anna M. Carter, spouse

State of Tennessee
County of Davidson

Before me, the undersigned authority, personally appeared **William T. Carter and Anna M. Carter**, 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.

Witness my hand and seal on June 23, 2009.

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

[Affix Notary Seal]

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: $ 450,000.00

Affiant

Sworn and subscribed before me on June 23, 2009.

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011