BILL GARRETT, Davidson County
Trans:T20100064789 DEEDWARR
Recvd: 10/13/10 11:15 2 pgs
Fees:13.00 Taxes:1135.90
20101013-0081974

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $307,000.00.

Kim Hicks

Subscribed and sworn to before me, this the 5th day of October, 2010.

Notary Public

My Commission Expires: _____

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Benjamin A. Guthrie Elisabeth Guthrie 5308 Greystoke Drive Brentwood, TN 37027	171-04-0-A-035.00 CO	New Owner

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **James R. Wyatt, III and wife, Stephanie G. Wyatt** (hereinafter the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Benjamin A. Guthrie and Elisabeth Guthrie, husband and wife** (hereinafter the "Grantees"), their heirs and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Brownstone, Section One, of record in Book 9700, page 496 & 497, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James R. Wyatt, III and wife, Stephanie G. Wyatt, by deed of record in Book 11436, page 786, Register's Office for Davidson County, Tennessee.

This conveyance and all covenants and warranties contained herein, are made expressly subject to restrictions of record in Book 10658, page 956, and Book 11276, page 618, Charter of record in Book 10659, page 15; Agreement of record in Book 10951, page 689; and all matters shown on the plan of record.

This description is the same used in the previous deed of record.

This is improved property, known as 5308 Greystoke Drive, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said Property to Grantee, their heirs and representatives, 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.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed as of the 5th day of October, 2010.

GRANTORS:

James R. Wyatt, III

Stephanie G. Wyatt

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), James R. Wyatt, III and wife, Stephanie G. Wyatt, and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Williamson County, Tennessee, this the 5th day of October, 2010.

NOTARY PUBLIC

My Commission Expires: 11/20/2010

SAM J. MCALLESTER, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY