This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Ashley Peziol
7469 Harness Dr.
Nashville, Tennessee 37221

Davidson County DEEDWARR
Recvd: 04/03/02 08:30 2pgs
Fees:13.00 Taxes:558.70
20020403-0040172

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Horizon Home Loans d/b/a First Tennessee Home Loans
P. O. Box 146
Memphis, TN 38101

MAP **142-2**
GROUP
PARCEL **240**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ferdinanda G. Cornaglia Tuninetti, as surviving tenant by the entirety** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Ashley Peziol, married**, hereinafter called the "GRANTEE", her heirs 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. 268 on the Plan of Resubdivision Lots 268-277, Cross Timbers Subdivision, Section 5, of record in Plat Book 4300, page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Giorgio Tuninetti* and wife, Ferdinanda G. Cornaglia Tuninett by deed from Peter J. Hansen and wife, Susan S. Hansen of record in Deed Book 10158, Page 941, Register's Office for Davidson County, Tennessee.

***Giorgio Tuninetti has since died.**

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 7469 Harness Dr., Nashville, Tennessee 37221.

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", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized 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; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 25th day of March, 2002.

Ferdinanda G. Cornaglia Tuninetti

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ferdinanda G. Cornaglia Tuninetti** , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of March, 2002.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $151,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of March, 2002.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005