Realty Title 48-A
03

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Santa Barbara

The actual consideration or value, whichever is greater, for this transfer is $74,900.00

Ernest J Fanucchi

Affiant

Janet E Fanucchi

ELAINE ABERCROMBIE
Commission # 1327747
Notary Public • California
Santa Barbara County
My Comm. Exp. NOV. 28, 2005

Subscribed and sworn to before me, this 13th day of February, 2003

Notary Public
My commission expires: 03/14/06

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Sylvia K. Flanery | Pulte Mortgage LLC | 107-14-0-089.00 |
| 1007 Aladdin Drive | 7475 S. Joliet St. | |
| Nashville TN 37217 | Englewood, CO 80112 | |

**WARRANTY DEED**

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ernest J. Fanucchi and wife, Janet E. Fanucchi, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sylvia K. Flanery, hereinafter called the Grantees, their successors 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. 192 on the Plan of Mi'o Meadows Subdivision, of record in Book 1424, Pages 94, and 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ernest J. Fanucchi and wife, Janet E. Fanucchi, by deed from John W. Eden, Jr., of record in Instrument No. 20010611-0061111, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1007 Aladdin Drive, Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 02/21/03 14:08 2pgs
Fees:13.00 Taxes:277.13
20030221-0023445

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, 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.

WITNESS my hand this 12 day of February, 2003

Ernest J. Fanucchi

Janet E. Fanucchi

STATE OF CALIFORNIA
COUNTY OF Santa Barbara

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ernest J. Fanucchi and Janet E. Fanucchi, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Santa Barbara, CA, this 12th day of February, 2003.

Notary Public

My Commission expires

SCRI ELAINE ABERCROMBIE
Commission # 1327747
Notary Public • California
Santa Barbara County
My Comm. Exp. NOV. 28, 2005 SCRI