Davidson County DEEDWARR
Recvd: 07/30/03 15:33 2pgs
Fees:13.00 Taxes:1295.00
20030730-0107807

Box 36

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*THIS INSTRUMENT PREPARED BY:*
***Douglas A. Brace***
***ORTALE, KELLEY, HERBERT & CRAWFORD***
*200 Fourth Avenue North, Third Floor*
*P.O. Box 198985*
*Nashville, TN 37219-8985*
*(615) 256-9999*

*STATE OF TENNESSEE ]*
*COUNTY OF DAVIDSON ]*

*The actual consideration or value, whichever is greater, for this transfer is $350,000.00.*

*Affiant*

*Notary Public*

NOTARY PUBLIC
AT LARGE
State of Tennessee
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

*My commission expires:*

**Name and Address of New Owner**:

David Jon Furbish and Anne F. Choquette
1006 Graybar Lane
Nashville, TN 37204

**Send Tax Bills To:**

First Horizon Home Loan Corporation
4000 Horizon Way
Irving, Texas 75063

**Street Address of Subject Property:**

1006 Graybar Lane
Nashville, TN 37204

**Map and Parcel:**

118-13-18

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DON BURNELL AND WIFE, PAULETTE BURNELL,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **DAVID JON FURBISH AND WIFE, ANNE F. CHOQUETTE,** hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Oriental Golf Club Subdivision, Section I, of record in Book 1424, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Don Burnell, a married person, and Paulette Burnell, husband and wife, by Warranty Deed from James E. Pellettieri and Mary S. Pellettieri, Co-Trustees of the Revocable Living Trust of James E. Pellettieri of Washington, D.C. dated November 26, 2002 and of record as Instrument No. 20021209-0151280, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Davidson County taxes for 2003 which have been prorated between the parties and assumed by Grantees.

2. All matters shown on the plan of record in Book 1424, page 10, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions in Deeds of record in Book 1035, page 420 and 425, said Register's Office.

**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 and assigns, forever; and Grantors do covenant with the said Grantees 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the 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** our hands this 21st day of July, 2003.

Don Burnell

**DON BURNELL**

Paulette Burnell

**PAULETTE BURNELL**

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**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DON BURNELL AND WIFE, PAULETTE BURNELL,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand and seal at Nashville, Tennessee, the day and year first above written.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

**NOTARY PUBLIC**

**My commission expires:** _____

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