Davidson County DEEDWARR
Recvd: 09/11/03 10:14 2pgs
Fees:13.00 Taxes:495.06
20030911-0133240

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

ADDRESS NEW OWNER:
Natalie Michelle Busen
2204 June Dr.
Nashville, Tennessee 37214

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 **95**
GROUP **2**
PARCEL **76**

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, **Samantha H. Kirby and husband, Brian M. Kirby** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Natalie Michele Busen, and husband, Ronald Allen Busen** hereinafter called the "GRANTEES", their 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. 25 on the Plan of Walnut Grove Subdivision, of record in Plat Book 2133, page 87, Register's Office. Said lot no. 25 fronts 178 feet on the north side of June Drive and runs back between lines, measuring 130 feet on the east line and 187.8 feet on the west line, to a dead line in the rear measuring 50.2 feet thereon.
>
> Being the same property conveyed to Samantha K. Hoffman (now known as Samantha H. Kirby) by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington D.C. of record in Instrument no. 200006060056536, Register's Office for Davidson County, Tennessee.

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 2003 and subsequent years.

This is improved property known as 2204 June Dr., Nashville, Tennessee 37214.

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", its successors 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", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors 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 our hands this the 28th day of August, 2003.

Samantha H. Kirby

Brian M. Kirby

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Samantha H. Kirby and husband, Brian M. Kirby**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of August, 2003.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/25/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $133,800.00.

Natalie Michele Buren
AFFIANT

Subscribed and sworn to before me on this 28th day of August, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE