40-A

WARRANTY DEED

G-CD-05-5224

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/24/

(AFFIX SEAL)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda A. Barnickel	Suntrust Mortgage, Inc.	
5224 Village Way (ADDRESS)	(NAME) P.O. Box 57028 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Irvine, CA 92619 (CITY) (STATE) (ZIP)	161-11-0E-019.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THOMAS R. FURR, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDA A. BARNICKEL,UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT 8 ON THE PLAN OF VILLAGES OF BRENTWOOD, PHASE VIII, SECTION 1 OF RECORD IN PLAT BOOK 6900, PAGE 977, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO THOMAS R. FURR BY QUITCLAIM DEED FROM PAMELA FURR, RECORDED THE 29TH DAY OF SEPTEMBER, 2003 IN INSTRUMENT NO. 20030929-0143418, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND AS CONVEYED TO PAMELA FURR, AN UNMARRIED WOMAN BY WARRANTY DEED FROM MICHELLE E. WHITE, AN UNMARRIED WOMAN AS FILED OF RECORD THE 30TH DAY OF DECEMBER, 2002 IN INSTRUMENT NO. 20021230-0161712, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 6143,page 11; Book 7231, page 789; Book 7582, page 816; Book 8507, page 831; Book 6158, page 352; Book 6900, page 977, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5224 Village Way, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 23rd day of February, 2005.

Thomas R. Furr 2/25/05

Thomas R. Furr

Pamela Furr

Davidson County DEEDWARR
Recvd: 02/24/05 15:12 2 pgs
Fees:13.00 Taxes:428.83

20050224-0020695

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and Pamela Furr
State, Thomas R. Furr, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 23rd day of February, 2005.

Notary Public

My Commission Expires:

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903