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This document was prepared by:
Ronald H. Bice, Jr., Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

Davidson County DEEDWARR
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20050307-0024662

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
MICHAEL G. LUNN, et ux 683 HARPETH TRACE DRIVE NASHVILLE, TN 37221	SAME	143-2-C-45CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by **MICHAEL G. LUNN and wife, SUSAN A. LUNN,** hereinafter named Grantees, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, **DAVID H. FURSE and wife, KIMBERLY R. PACE,** (the said Kimberly R. Pace joining in this conveyance for the sole purpose of conveying her marital rights to said property), have this day bargained and sold, and do hereby transfer and convey unto the said **MICHAEL G. LUNN and wife, SUSAN A. LUNN,** Grantees herein, their heirs, successors and assigns, Grantors' entire interest in certain real estate located in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 45 on the Plan of Harpeth Knoll Subdivision, a Planned Unit Development, of record in Book 5200, Page 764, Register's Office of Davidson County, Tennessee, to which reference is made for a more complete legal decription.

Being the same property conveyed to David H. Furse, by Warranty Deed of Robert Gregory Chambers, of record in Instrument Number 20011002-0106111, Register's Office for Davidson County, Tennessee.

This is improved property known as 683 Harpeth Trace Drive, Nashville, TN 37221.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This conveyance is made subject to 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever. And we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness our hands this 1ST day of MARCH, 2005.

DAVID H. FURSE

KIMBERLY R. PACE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $145,000.00. Subscribed and sworn to before me, this the 1ST day of MARCH, 2005.

AFFIANT

NOTARY PUBLIC

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires: 09-24-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, RONALD H. BICE JR., a Notary Public in and for said County and State, **DAVID H. FURSE and wife, KIMBERLY R. PACE**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 2005.

NOTARY PUBLIC

My commissions expires: 09-24-05

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN