BILL GARRETT, Davidson County
Trans:T20130025424 DEEDWARR
Recvd: 03/28/13 16:07 2 pgs
Fees:13.00 Taxes:333.00
20130328-0030870

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Rebecca Lori Conway
729 Howse Avenue
Madison, TN 37115

SEND TAX BILL TO:
Synovus Mortgage Corp.
2204 Lakeshore Drive, Suite 325
Birmingham, AL 35209

MAP/PARCEL NO. 052-06-0-021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Donna Furlough, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Rebecca Lori Conway, an unmarried woman and David L. Conway, a married man, as tenants in common with right of survivorship,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section I, Pickett Heights of record in Plat Book 2331, Page 37, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 116 feet on the easterly side of Howse Avenue, and extends back 345 feet on the southerly line and 345 feet on the northerly line, to a dead line in the rear on which it measures 116 feet.

Being the same property conveyed to Donna Furlough by Deed from Donna Furlough, Executrix for the Estate of Robert Graham of record at Instrument No. 20120323-0024622, Register's Office for Davidson County, Tennessee, dated March 9, 2012 and recorded on March 23, 2012.

Rebecca P. Graham pre-deceased Robert Henry Graham, Jr. who died August 12, 2011. His estate was administered through Davidson County Probate Court, Docket No. 11P1485. By Last Will and Testament of Robert Graham the subject property was devised to Donna Spears n/k/a Donna Furlough.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record

in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2331, page 37, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 28th day of March, 2013.

Donna Furlough by Leigh Ann Lester as Attorney in Fact

Donna Furlough by Leigh Ann Lester attorney-in-fact, recorded in Book *__, Page ____, Register's Office of Davidson County, Tennessee.

* 20130328-0030869

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 Leigh Ann Lester the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument in behalf of Donna Furlough and acknowledged that she executed the same as the free act and deed of the said Donna Furlough.

WITNESS my hand and official seals at office this 28th day of March, 2013.

NOTARY PUBLIC

GREGG W. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY Commission Expires January 4, 2014

My Commission Expires: JAN 04 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of March, 2013.

NOTARY PUBLIC

My Commission Expires: May 5, 2015

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON