BEX 17

WARRANTY DEED

BOOK 9230 PAGE 302

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January 19 94

Notary Public

MY COMMISSION EXPIRES: ~~May 24, 1997~~ 4-25-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Fortner	Same	MAP 51-11-A
(NAME)	(NAME)	
2657 Morgan Road		PARCEL 7
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		11D93888
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert H. Edwards and wife, Betsy B. Edwards and John R. Furman and wife, Edwina P. Furman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Fortner and wife, Virginia C. Fortner

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:

Being Lot No. 312 on the Final Plat of Wellington Square, a Planned Residential Develpment, located in the 1st Civil District of Metropolitan Nashville, Davidson County, Tennessee, said Plat recorded in Book 6250, page 675, * Register's Office, Davidson County, Tennessee; together with a one-thirteenth right and easement of enjoyment in and to common areas described on said Plat.

Being part of the same property conveyed to Robert H. Edwards and John R. Furman by deed from George E. Mudter, Jr., Trustee, of record in Book 6681, page 675, Register's Office for Davidson County, TN.

Betsy B. Edwards joins in this conveyance to convey any interest she may have as the wife of Robert H. Edwards.
Edwina P. Furman joins in this conveyance to convey any interest she may have as the wife of John R. Furman.

This conveyance is subject to any and all existing easements of record.

Subject to restrictions of record in Book 6680, page 770, said Register's Office.

Taxes for the year 1993 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

*Plan of record is amended by written instrument dated September 9, 1986 and recorded October 17, 1986 in Book 7013, page 106

unimproved (X)
This is improved ( ) property, known as 312 Wellington Court
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 hand s this 19th day of January, 19 94

Robert H. Edwards

John R. Furman

Betsy B. Edwards

Edwina P. Furman

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 Robert H. Edwards and wife, Betsy B. Edwards and John R. Furman and wife, Edwina P. Furman

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of January 19 94.

Commission expires ~~May 24 1997~~ 1-19-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

IDENTIF. A REFERENCE

94 JAN 26 AM 11:09

FELIX Z. ...
DAVIDSON COUNTY, TN.

3605 01/26 0101 03CHECK 83.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9230 PAGE 304

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 8.00
TOTAL 83.00
CHECK 83.00

01/26/94 01 11:09 0001 3605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11221

IDENTIF. A REFERENCE

94 JAN 26 AM 11:09

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 749547