2:

BOOK 10509 PG 387

This Instrument Prepared By:
Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

ADDRESS NEW OWNER:
Raymond Talmage Fortner and wife,
Sharon Elaine Fortner
630 River Rouge Drive
Nashville, Tennessee 37209

SEND TAX BILL:
To Mortgagee

MAP AND PARCEL:
Map 90-11
Parcel 26

MORTGAGEE:
Pacific Southwest Bank
800 N. Shoreline Blvd., Suite 200
Corpus Christi, Texas 78469-9940

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, KENNETH H. MASON AND WIFE, CAROLYN W. MASON ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto RAYMOND TALMAGE FORTNER AND SHARON ELAINE FORTNER, HUSBAND AND WIFE ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 616 on the Plan of Charlotte Park, Section 9, as of record in Book 2900, page 77, Register's Office for said County.

Said Lot No. 616 fronts 72 feet on the easterly side of River Rouge Drive and runs back between parallel lines 130 feet to a dead line in the rear.

Being the same property conveyed to Kenneth H. Mason and wife, Carolyn W. Mason by deed from J. Douglas Wright and J. Douglas Wright, Jr., of record in Book 3647, page 464, Register's Office for Davidson County, Tennessee.

This is improved property known as 630 River Rouge Drive, Nashville, Tennessee 37209.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all

genders.

Witness our hands this 26th day of June, 1996.

Kenneth H. Mason

Kenneth H. Mason

Carolyn W. Mason

Carolyn W. Mason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth H. Mason and wife, Carolyn W. Mason, 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 foregoing instrument for the purposes therein contained. Witness my hand and official seal this 26th day of June, 1997.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $122,500.00.

Raymond Talmage Fortner

AFFIANT

Subscribed and sworn to before me this 26th day of June, 1997.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5/27/2001

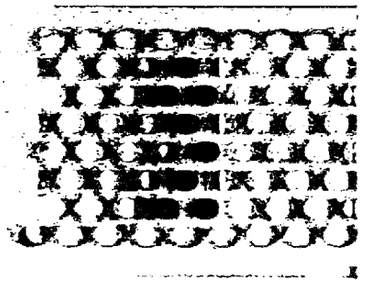
0320940

IDENTIF. & REFERENCE

97 JUN 30 AM 10:00

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8636 06/30 0101 03CHECK 462.25



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

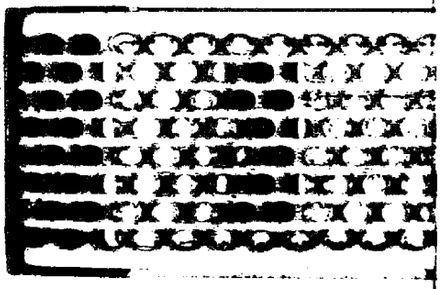
FOR _____

BOOK 10509 PG 389

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	
				122500.00
			CON TX	453.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	462.25
			CHECK	462.25
06/30/97		01	09:59 0001	8636

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0320926
IDENTIF. ↑ REFERENCE

97 JUN 30 AM 10:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1168235