BOOK 11640 PAGE 708

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of August, 1999.

Notary Public

My Commission Expires: 1/18/01

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

99 AUG 30 PM 2:46

06301142

ADDRESS NEW OWNER(S) AS FOLLOWS:
Rejean Fortier and Teresa Fortier
144 Academy Square
Nashville, TN 37210

SEND TAX BILLS TO:
First American National Bank
First American Center
Nashville, TN 37237

MAP-PARCEL NUMBERS:
093-110-A-144.00 CO

2350 08/30 0101 03CHECK 321.80

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Roderick A. Jeffries, an unmarried person,** hereinafter referred to as Grantor, hereby transfers and conveys to **Rejean Fortier and wife, Teresa Fortier** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Academy Square, Revised, a Planned Unit Development, as of record in Book 5200, page 614, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Roderick A. Jeffries, an unmarried person, by deed from Gerald W. Corbett, an unmarried person, as of record in Book 11311, page 54, Register's Office for Davidson County, Tennessee.

County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 144 Academy Square, Nashville, TN 37210.

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 hand this 26th day of August, 1999.

Roderick A. Jeffries
by Susan W. Kelton
Attorney in fact

Roderick A. Jeffries

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan W. Kelton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge she is the Attorney-In-Fact of Roderick A. Jeffries, and is authorized by Roderick A. Jeffries, to execute the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August, 1999.

Notary Public

DONALD R. BARRETT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

11-18-01
My Commission Expires

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11640 PAGE 710

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0630142

99 AUG 30 PM 2:45

CAMT	64000.00
CON TX	310.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	321.80
CHECK	321.80

08/30/99 01 14:45 0001 2390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1510448