FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 20 00

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

Notary Public

COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

Instr:200002170016207 Page: 1 OF 2
REC'D FOR REC 02/17/2000 2:47:35PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $310.80

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Archie C. Fortin (NAME)	NEW OWNER (NAME)	MAP #150-3
3509 Gondola Drive (ADDRESS)	(ADDRESS)	PARCEL #234.00
Antioch, TN 37013 (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, Mary Jane Garew, Sole Heir of the Estate of James Lagerquist

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Archie C. Fortin and wife, Ellen E. Fortin

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. 112-A, Zone Lot Division, Lots Nos. 109-114, Chelsea of Priest Lake, of record in Plat Book 6900, Page 142, amending Section 2-A in Plat Book 6250, Page 423, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James Lagerquist, unmarried, by deed from Kathy D. Nicholls and husband, David John Nicholls, of record in Book 10400, Page 346, Register's Office for said County. The said James Lagerquist now deceased. The undersigned, Mary Jane Garew, being the sole heir at law of James Lagerquist. See Petition of record in Probate Court of Davidson County, Tennessee, #99P1726.

This conveyance is subject to Restrictive Covenants of record in Book 6213, Page 806 and Plat Book 6900, Page 142, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 3509 Gondola Drive, Antioch, TN 37013
(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 my hand this 15th day of February, 20 00

Mary Jane Garew

Mary Jane Garew, Sole Heir of the Estate of James Lagerquist

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____

_____
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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

_____
Notary Public

STATE OF Georgia
COUNTY OF Laurens

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Jane Garew, 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 for the purposes therein contained.

Witness my hand and official seal at Dublin, Georgia, this 14th day of February, 2000.

My Commission Expires: Notary Public Laurens County, GA My Commission Expires May 4, 2003

Holly N Sapp
NOTARY PUBLIC

SAPP NOTARY PUBLIC LAURENS COUNTY, GA