Instr:200007140059698 Page: 1 OF 3
REC'D FOR REC 07/14/2000 9:36:27AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $3700.00

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

D. Trent Fortner and wife	New Owner	
Krista J. Fortner		MAP:92-16-0
1707 Division Street	Same	
Nashville, Tennessee 37203		PARCEL: 343

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-03-10023 26B]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged,. We, **Brian W. Jackson and wife, Ilene F. Berns**, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto D. Trent Fortner and wife, Krista J. Fortner, (The "Grantees"), their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Land in the 19th Councilmanic District of Nashville, Davidson County, Tennessee being bounded on the North by Division Street, on the east by O'Barr Lurton and a 16' Alley on the South by a 9' alley and on the West by Chera and being Lots 2 and 3, Map showing subdivision of Lots 130 and 131 in O.B. Hayes Plan of Small Lots (Book 547, page 40 R.O.D.C., TN.) Being described according to a survey by Campbell, McRae and Associates Inc. (John Hood TN R.L.S. #1838,) 2424 21st Avenue S, Suite 201, Nashville, Tennessee 37212 Dated 6-26-00 more particularly as follows:

BEGINNING at a iron rod (old) in the southerly margin of Division Street, said rod being located N 44°24'13" E 17.50' feet from the easterly margin of 18th Avenue South and being a corner of the Jane Chera Land (Book 9370, page 798 R.O.D.C., TN); Thence with said southerly margin of Division Street N 44°24'13" E 84.12' feet to a iron rod (old), said rod being a corner to the O'Barr Lurton Land (Book 6264, page 225 R.O.D.C, TN); Thence leaving said southerly margin of Division Street with said O'Barr Lurton Land S 44°24'45" E 113.05' feet to a P.K. Nail (new) in the westerly margin of a 16' alley; thence with said westerly margin S 00°16'23" W 2.67' feet to a P.K. nail (new) at the intersection of the northerly margin of a 9' alley; thence with the northerly margin of said alley S 48°34'30" W 80.32' feet to a iron rod (new) in the line of said Jane Chera; thence with said Chera N 45°28'21" W 109.05' feet to the point of beginning containing 0.21 acres more or less.

Being the same property conveyed to Brian W. Jackson and wife, Ilene F. Berns, from Ilene F. Berns, by Quitclaim Deed of record in Book 10475, page 640, Register of Deeds Office for Davidson County, Tennessee.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Book 547, page 40, shows an owners certificate, Register of Deeds Office for Davidson County, Tennessee.**

This is improved property known as 1707 Division Street, Nashville Tennessee 37203.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $1,000,000.00.
[
[
[Subscribed and sworn to before me this
[12th day of July, 2000.
[
[
[My Commission Expires: 1-25-2003

Affiant

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of July, 2000.

Brian W. Jackson

Ilene F. Berns By: Nancy Mitchell,
Her Attorney in Fact

STATE OF California
COUNTY OF El Dorado

On this ~~12th~~ 11TH day of **July, 2000**, before me personally appeared **Brian W. Jackson**, to me known to be the person who executed the foregoing instrument and acknowledged that **he** executed the same as **his** free act and deed.

WITNESS my hand and official seal at So. Lake Tahoe, California, **this** ~~12th~~ 11TH **day of** July, 2000.

Notary Public

My Commission Expires: July 9, 2002

CHRIS REHN
Comm. # 1189423
NOTARY PUBLIC - CALIFORNIA
Santa Cruz County
My Comm. Expires July 9, 2002

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this **12th** day of **July** , 2000 , before me personally appeared **Nancy Mitchell**, to me known to be the person who executed the foregoing instrument on behalf of **Ilene F. Berns** and who acknowledged that she executed the same as the free act and deed of the said **Ilene F. Berns.**

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 2000.

Notary Public

My Commission Expires: 1-25-2003

