6

This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Lee T. Fortier
215 Kennett Road
Old Hickory, TN 37138
Replacement Property No. 1

SEND TAX BILL TO:
new owner

MAP 64 - 4
PARCEL 63

MORTGAGEE:
none

Davidson County DEEDWARR
Recvd: 01/10/01 13:45 2pgs
Fees:11.00 Taxes:259.00
20010110-0003225

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **G. R. MCKENZIE, unmarried ,** hereinafter called the GRANTOR , has bargained and sold, and by these presents, do transfer and convey unto **LEE T. FORTIER**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 32-A of the Zone Lot Division of Lot No. 32, of Lake Country, of record in Plat Book 6200, Page 27, amending Plat Book 5200, Page 493, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.
>
> Being the same property conveyed to G.R. MCKENZIE, unmarried by deed dated April 27th, 2000 from Joyce Gallaher Rucker, an unmarried widow of record in Instr: 200004280042269 Register's Office for Davidson County, Tennessee.

This is improved property known as 4634 Woodview Circle, Old Hickory, TN 37138.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. 2000 County Taxes in the amount of $502.57 are due and payable. Subsequent years are a lien, but not yet due and payable.

2. All matters shown on the Plan of Record in Plat Book 6200, Page 27, amending Plat Book 5200, Page 493, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants recorded in Book 6095, Page 656; and in Book 6278, Page 957, Register's Office for Davidson County, Tennessee.

4. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et seq.

5. Subject to Homeowner Association dues and/or fees of record, if any, in Register's Office for Davidson County, Tennessee.

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, her heirs and assigns, forever and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of

said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR do further covenant and bind themselves their 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.

WITNESS my hand this the 4th day of January 2001.

G R McKenzie
G.R. MCKENZIE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **G.R. MCKENZIE**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of January, 2001.

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

Rebecca R Waynick
NOTARY PUBLIC

My Commission Expires September 13, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $70,000.00.

Grantee Name Here
AFFIANT

Subscribed and sworn to before me on this 4th day of January, 2001.

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

Rebecca R Waynick
NOTARY PUBLIC

My Commission Expires September 13, 2003