(2)

RECORD & RETURN TO:
FILE BOX 36

THIS INSTRUMENT PREPARED BY:
Amy Adams
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File # 16839SP

Davidson County DEEDWARR
Recvd: 01/17/01 09:24 3pgs
Fees:15.00 Taxes:1069.30

20010117-0005104

WARRANTY DEED

Name and Address of New Owner:
Robert L. Forti
412 Fairfax Avenue
Nashville, Tennessee 37212

Send Tax Bills To:
SunTrust Mortgage Co.
P. O. Box 57028
Irvine, CA 92619-7028

Street Address of Subject Property:
412 Fairfax Avenue
Nashville, Tennessee 37211

Map-Parcel No:
Map 104-10
Parcel 141.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael L. Smith and wife, Melanie M. Smith** , hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents do transfer and convey unto **Robert L. Forti, married** hereinafter called **"GRANTEES,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 15 feet of Lot No. 105 and the easterly 45 feet of Lot No. 106 on the Plat of R. W. Grizzard's Subdivision of part of the Bosley Land, not of record. According to a survey made by Erle Drake, County Surveyor, October 10, 1930, said parts of Lots Nos. 105 and 106 front together 60 feet on the northerly side of Fairfax Avenue and run back between parallel lines, 200 feet to an alley, the easterly line of said property being parallel with and 225 feet west of the westerly margin of 32nd Avenue South.

Being the same property conveyed to Michael L. Smith and wife, Melanie M. Smith by Warranty Deed from Nancy E. Russell, unmarried of record in Instrument #

200001260008543, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Restrictive Covenants of record in Deed Book 577, page 430, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 412 Fairfax Avenue, Nashville, TN 37212

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 11th day of January 2001.

Michael L Smith
MICHAEL L. SMITH
BY: Melanie M Smith
MELANIE M. SMITH, ATTORNEY IN FACT

Melanie M Smith
MELANIE M. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melanie M. Smith 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, and who executed the foregoing instrument in behalf of Michael L.

Smith and acknowledged that she executed the same as the free act and deed of the said Michael L. Smith.

Witness my hand and official seal this 13th day of January, 2001.

Amy E. Adams
NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 25, 2003

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $289,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of January , 2001.

Amy E. Adams
NOTARY PUBLIC

My commission expires: My Commission Expires JAN. 25, 2003