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THIS INSTRUMENT PREPARED BY:

David B. Herbert,, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

Davidson County DEEDWARR
Recvd: 01/29/01 15:13 3pgs
Fees:15.00 Taxes:1731.60
20010129-0008849

Name and Address of New Owner: **D. Scott Fortune** Julie M. Fortune	
Send Tax Bills to: SunTrust Bank P.O. Box 57028 Irvine, CA 92619-7028	
Property Address: **728 Darden Place** **Nashville, TN 37205**	**Map and Parcel Numbers:** **115-4-80.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY DANIEL DRAUGHN AND WIFE, BARBARA DEWITT DRAUGHN, "GRANTORS",** have bargained and sold, and by these presents do transfer and convey unto **D. SCOTT FORTUNE AND WIFE, JULIE M. FORTUNE "GRANTEES",** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO.

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

1. Any and all zoning regulations, building restrictions, setback lines, if any and easements and rights of way for public utilities applicable to this property.

2. 2001 taxes, which have been prorated and assumed by Grantee.

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, have 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 26th day of January, 2001..

Jeffrey Daniel Draughn

Barbara DeWitt Draughn
Barbara DeWitt Draughn

STATE OF TENNESSEE]
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jeffrey Daniel Draughn and Barbara DeWitt Draughn, husband and wife, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained..

WITNESS my hand and seal at Nashville Tennessee, this 26th day of January, 2001..

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

DAVID B. HE... NOTARY PUBLIC ... DAVIDSON ... My Commission Expires March 21, 2001

The actual consideration or value whichever is greater, for this transfer is $468,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of January, 2001.

NOTARY PUBLIC

My commission expires:

DAVID B. HE... NOTARY PUBLIC ... DAVIDSON ... My Commission Expires March 21, 2001

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 163 on the Map of Hillwood Estates, Section Nine, Part One, as of record in Book 2331, page 27, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey Daniel Draughn and wife, Barbara DeWitt Draughn, by deed from Martha Anne Haltom, unmarried, as of record in Book 10666, page 377, Register's Office for Davidson County, Tennessee.

BDD