Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 03/15/02 09:19 1pgs
Fees:13.00 Taxes:381.10

20020315-0032749

WARRANTY DEED

Preparer's File #-02A0044

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2002.

(Affix Seal) Notary Public

My Commission Expires: 10-29-2003

SONYA M. BRANHAM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Suite 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kelly Fortner and husband, W. Aaron Fortner	ABN AMRO Mortgage Group, Inc.	53-3-270
1402 Turner Avenue	2600 W. Big Beaver Road	
Old Hickory, TN 37138	Troy, MI 48084	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, NAVJEET TIWANA, A/K/A DOLLLY ALLEN AND HUSBAND, CHRIS ALLEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KELLY FORTNER AND HUSBAND, W. AARON FORTNER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 144, on the Plan of Section "B", Village of Old Hickory, of record in Plat Book 1424, page 67, 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 Navjeet K. Tiwana, an unmarried person by deed from Naomi R. Ragsdale and husband, Steven B. Ragsdale of record in Instrument No. 200010030097548, said Register's Office.(Navjeet K. Tiwana, now married to Chris Allen and known also as Dolly Allen.)

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

( ) unimproved
This is (X) improved property known as **1402 Turner Avenue, Old Hickory, Tennessee 37138**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **28th** day of **February, 2002**:

Dolly Allen

Chris Allen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NAVJEET TIWANA, A/K/A DOLLLY ALLEN and husband, CHRIS ALLEN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of February, 2002.

Notary Public

My Commission Expires: 10-29-2003

SONYA M. BRANHAM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.