WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/03 09:28 3pgs
Fees:18.00 Taxes:610.50

20030403-0043955

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December, 2002

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires JAN 5 2005

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracey L. Fortner (NAME)	AMSOUTH BANK (NAME)	MAP 051-02
1004 South Graycroft Avenue (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	PARCEL 035
Madison, TN 37115 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mark A. Word and wife, Kristi Word

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracey L. Fortner and wife, Chrysty B. Fortner

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Parcel 35 on Tax Map 51-2 and being more particularly described as follows:

Beginning at an existing pin on the westerly right-of-way line of South Graycroft Avenue (as widened) at the common corner of herein-described tract and the southeast corner of Parcel 34 on Tax Map 51-2 owned by Memorial Companies, Inc., by deed recorded in Book 8202, Page 912, Register's Office for Davidson County, Tennessee; said pin being S 2 E 44' 17" W, 210.92 feet from the southerly right-of-way line of Chadwell Drive as measured along the westerly right-of-way line of South Graycroft Avenue; thence, with the westerly right-of-way of South Graycroft Avenue (as widened) S 2 E 44' 17" W. 204.00 feet to an iron pin set at the northeast corner of Parcel 35.1 owned by Albert Eugene Steakley by Deed Book 5022, Page 484, Register's Office for Davidson County, Tennessee; thence, with the north line of Parcel 35.1 N 87 E 06' 40" W. 299.30 feet to an iron pin set; thence, with offset in north line of Parcel 35.1 N 2 E 44' 17" E. 3.98 feet to an iron pin set; thence, continuing with the north line of Parcel 35.1 N 87 E 06' 40" W, 130.37 feet to an iron pin set in the east line of Parcel 8 on Tax Map 51 owned by Nashville Memorial Hospital, Inc., recorded in Deed Book 7176, Page 523, Register's Office for Davidson County, Tennessee; thence, with the east line of Parcel 8 on Tax Map 51 N 2 E 35' 13" E, 158.49 feet to an iron pin set, the southwest corner of Parcel 33 on Tax Map 51-2 owned by Alfred E. Wehby by Deed Book 3849, Page 404, Register's Office for Davidson County, Tennessee; thence with the south line of Parcel 33 S 87 E 06' 40" E, 130.00 feet to an iron pin set; thence with the east line (in part) of Parcel 33 N. 2 E 54' 24" E, 48.52 feet to an existing iron pin, the southwest corner of Parcel 34 on Tax Map 51-2, thence

CONTINUED

unimproved ( )
This is improved (X) property, known as 1004 South Graycroft Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 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 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 hand s this 26th day of December, 2002.

Mark A. Word

Kristi Word

LEGAL DESCRIPTION CONTINUATION

with the south line of Parcel 34 S 85 E 46' 33" E. 300.34 feet to the point of beginning and continuing 82.832 square feet or 1.902 acres.

BEING the same property conveyed to Mark A. Word by Warranty Deed from HTI MEMORIAL HOSPITAL CORPORATION, a Tennessee Corporation of record in Book 11375, page 587, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

Kristi Word jons in this conveyance for the purpose of conveyinh all right, title and interest in and to said property, marital or otherwise.

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 Mark A. Word and wife, Kristi Word

the bargainor S 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 official seal at Goodlettsville, Tennessee, this 26th day of December, 2002.

Commission expires 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public