This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 06/26/03 10:38 4pgs
Fees:23.00 Taxes:318.20
20030626-0088217

Return to Box 51B

WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map & Parcel Nos.:
William Dalton Gleaves **Emily Megan Dunnivant** **161 Thistle Lane** **Hermitage, TN 37076**	**SAME**	**086-14-O-A-161CO**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **D. TRENT FORTNER and wife, KRISTA J. FORTNER** (referred to hereinafter as "Grantors"), have bargained and sold and do hereby transfer and convey unto **WILLIAM DALTON GLEAVES** and **EMILY MEGAN DUNNIVANT**, as joint tenants with right of survivorship (referred to hereinafter collectively as "Grantees"), their heirs and assigns, certain land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). The Property is improved property known as **161 Thistle Lane, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantees, their heirs and assigns, forever.

AND Grantors do hereby covenant with Grantees that they are lawfully seized and possessed of the Property in fee simple; that they have a good right to sell and convey the same; and that the same is unencumbered, except for (1) 2003 real estate taxes, which are being prorated at closing and assumed by Grantees; (2) matters shown on the Plan of record in Plat

Book 5200, page 682, Register's Office for Davidson County, Tennessee; and (3) matters contained in those Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to easements, assessments, special assessments, charges and liens contained in an instrument of record in Book 6034, page 385, and Book 7660, page 612, said Register's Office.

AND Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 20th day of June, 2003.

D. Trent Fortner, Grantor by Jennifer H. Sherrill attorney in fact
D. Trent Fortner, Grantor by
Jennifer H. Sherrill, attorney in fact

Krista J. Fortner, Grantor by Jennifer H. Sherrill attorney in fact
Krista J. Fortner, Grantor by
Jennifer H. Sherrill, attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

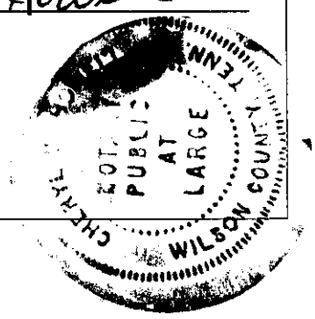
The actual consideration for this transfer is $86,000.00.

AFFIANT

Subscribed and sworn to before me, this 20th day of June, 2003.

NOTARY PUBLIC

My Commission Expires:
7/29/06



STATE OF TENNESSEE)
: SS
COUNTY OF DAVIDSON)

Personally appeared before me, Cheryl W. Howell, a Notary Public of the state and county aforesaid, the within named **Jennifer H. Sherrill** 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 as attorney in fact for D. Trent Fortner.

WITNESS my hand, at office, this 20th day of June 2003.

Cheryl N. Howell
Notary Public

My Commission expires:

7/29/06

STATE OF TENNESSEE)
: SS
COUNTY OF DAVIDSON)

Personally appeared before me, Cheryl W. Howell a Notary Public of the state and county aforesaid, the within named **Jennifer H. Sherrill** 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, as attorney in fact for Krista J. Fortner.

WITNESS my hand, at office, this 20th day of June, 2003.

Cheryl N. Howell
Notary Public

My Commission expires:

7/29/06

SCHEDULE A
(Property Description)

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Hermitage Meadows, Stage 2, of record in Plat Book 5200, page, 682, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more compete and accurate legal description thereof.

Being the same property conveyed to D. Trent Fortner and wife, Krista J. Fortner, by deed of record as Instrument No. 200303200037068, said Register's Office.

This is the same description used in the prior deed of record.