PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 07/12/03 13:09 6pgs
Fees:33.00 Taxes:281.20

20030712-0097520

WARRANTY DEED

THIS INDENTURE is made and entered into this **1st** day of **July, 2003, by and between BETTY ANN YEARGIN,ADMINISTRATRIX OF THE ESTATE OF CLINT E. FORTNER, A/K/A CLINT EDWARD FORTNER, DECEASED, hereinafter called Grantor, and RONALD E. WALLER and DEBORA L. WALLER, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, BETTY ANN YEARGIN,ADMINISTRATRIX OF THE ESTATE OF CLINT E. FORTNER, A/K/A CLINT EDWARD FORTNER, DECEASED, Grantor, does hereby bargain, sell, transfer and convey unto RONALD E. WALLER and DEBORA L. WALLER, HUSBAND AND WIFE, hereinafter referred to as Grantees, theirsuccessors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3566 OLD CLARKSVILLE PIKE, JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

BETTY ANN YEARGIN,ADMINISTRATRIX OF THE ESTATE OF CLINT E. FORTNER, A/K/A CLINT EDWARD FORTNER, DECEASED
Signature of Seller

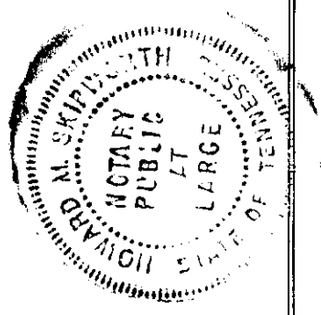
INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, BETTY ANN YEARGIN,ADMINISTRATRIX OF THE ESTATE OF CLINT E. FORTNER, A/K/A CLINT EDWARD FORTNER, DECEASED, the within named bargainor, 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.

Witness my hand, at office, this **1st** day of July, 2003.

Howard M. Skipworth
Notary Public

My Commission Expires: 1-31-04



Name and Address of Property Owner:

RONALD E. WALLER and DEBORA L. WALLER, HUSBAND AND WIFE
P.O. Box 248
Joelton, Tn 37080

Property Address:

3566 OLD CLARKSVILLE PIKE
JOELTON, TN 37080

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 22, PARCEL 21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

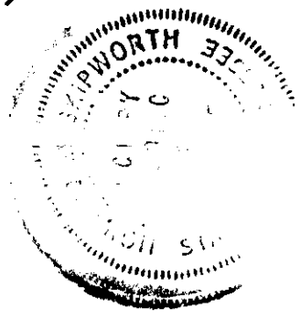
I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$76,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **July, 2003.**

Howard M. Skipworth
Notary Public

My Commission Expires: 1-31-04



RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in the 14th Civil District of Davidson County, Tennessee, described as follows: Tract No. 1 fronts 100 feet on the northerly side of Old Clarksville Pike, and is described by metes and bounds according to a survey of Solon E. David, Engineer, made July 20, 1956.

Beginning at a point in the northerly right-of-way line of Old Clarksville, Pike, 345 feet easterly from the intersection of the boundary line between the lands of Fred Bates and the lands of Mrs. Elsie Felts Binkley, et al, with said right-of-way line; thence, North 16 deg. 44' 20" East 402.55 feet to a stake; thence, South 74 deg. 30' East 105 feet to a stake; thence, South 17 deg. 26' 50" West, 403.08 feet to a point in the northerly right-of-way line of the Old Clarksville Pike; thence westerly with said right-of-way line 100 feet to the point of beginning.

Being the same property conveyed to CLINT E. FORTNER, A MARRIED PERSON, by Warranty Deed from WALTER H. BOSLEY ET UX, of record in INSTRUMENT NO. 20000718071018, Register's Office for DAVIDSON County, Tennessee, the said Clint E. Fortner, a/k/a Clint Edward Fortner, having since died on 6-8-02, unmarried and intestate, and his estate was filed for probate in the Probate Court for Davidson County, Tennessee, Docket No. 02P-1146. Per order of the Probate Court for Davidson County, Tennessee, a copy of which is attached hereto as Exhibit "C", Betty Ann Yeargin, Administratrix of the Estate of Clint Edward Fortner, was order to sell the property.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 22, PARCEL 21).

2. Unrecorded easements for roads and utilities, if any.

EXHIBIT "C"

FILED

IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

2003 JUN 27 PM 1:23

RICHARD R. ... CLERK

D.C.

In Re: **Estate of Clint Edward Fortner, Deceased.**	)	
Betty Ann Yeargin, Administratrix, Petitioner,	)	
v.	)	**Docket No. 02P-1146**
Chase Manhattan Bank, mortgage holder; Daryl Fortner, heir at law; and, Donnette Anderson Bales, heir at law, Respondents.	)	

AGREED ORDER APPROVING CONTRACT FOR SALE OF REAL PROPERTY AS A RESULT OF MAY 29, 2003 AUCTION

This cause came to be heard on the 27th day of June, 2003, having been continued from June 20, 2003, before the Honorable Frank G. Clement, Jr., Judge, upon Administratrix Betty Anne Yeargin's Motion to Approve Contract for Sale of Real Property as a Result of May 29, 2003 Auction, announced agreement and statements of counsel Thomas Lawless for Chase, Philip Duer for Donnette Bales, and Mary LaGrone for the Estate and the entire record herein. Wherein the Court finds the following:

1. Decedent's real property located at 3566 Old Clarksville Pike, Joelton, Davidson County, Tennessee 37080 was auctioned on site at 6:00 p.m., May 29, 2003, by James Greggory, licensed auctioneer with Bill Colson Auction and Realty for the purchase price of $76,000.00 as reflected in the contract submitted.

2. Pursuant to this Court's Order entered December 11, 2002, the contract for sale obtained at the auction is "subject to court approval."

3. The parties having reached agreement that the contract for sale for $76,000.00 is approved subject to court agreement and upon the deficit between the sales price of $76,000.00 and

$85,831.44 being paid from the assets of the Estate. Further, upon payment of the balance of the mortgage as set out in Exhibit 1 attached hereto, the mortgage held by Chase Manhattan Bank shall be unconditionally released.

4. Additionally, the parties agree that the restraining order previously placed on Administratrix for any further disbursements should be terminated in order to proceed with closing on property set for June 30, 2003 and administration of estate.

Therefore, it is **ORDERED, ADJUDGED** and **DECREED** that:

1. The May 29, 2003, contract for sale of Decedent's real property located at 3566 Old Clarksville Pike, Joelton, Tennessee for a price of $76,000 is approved , and

2. The proceeds due Decedent's estate shall be applied as agreed herein and in due course of administration to the payment of the exhibited debt to Chase Manhattan and all further agreed costs of administration and all just and lawful claims against Decedent's estate, including the difference between the contract price and the debt to Chase Manhattan as it relates to the property.

3. The previous restraining order of December 11, 2002, preventing Administratrix from any further disbursement is hereby terminated.

ENTERED this the 27 day of June, 2003.

Frank G. Clement, Jr., JUDGE

Approved for Entry:

Mary C. LaGrone, BPR #19464
315 Deaderick Street, Suite 109
Nashville, Tennessee 37238
(615) 244-3300

Philip W. Duer, with permission MCL
Philip W. Duer, Esq.
Attorney for Donnette Bales, heir
530 Church Street, Ste. 500
Nashville, TN 37219

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order has been mailed via United State mail, postage prepaid, to the following:

Darryl Fortner, heir
P.D.O.C. #345548
N.W.C.X.
Route 1, Box 660
Tiptonville, TN 38709

Tom Lawless, Esq.
Wilson & Associates
Local counsel for Chase Manhattan
701 Broadway, Suite 403
Nashville, TN 37203

on this 27th day of June, 2003.

RICHARD R. ROOKER CIRCUIT COURT CLERK

I hereby certify that this is a true copy of original instrument filed in my office this 27th day of June 2003.
RICHARD R. ROOKER, CIRCUIT COURT CLERK
By: