Davidson County DEEDWARR
Recvd: 10/06/03 15:44 3pgs
Fees:18.00 Taxes:148.00
20031006-0147659

10/01/03 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
Fax: (615) 256-2361

WARRANTY DEED

Address New Owner(s) as follows: PAMELA A. FORTNER, 718 Orleans Avenue, New Orleans LA 70016

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map No. 043-06-0, Parcel No. 189.00, Field Book No. 11D-61010.

For and in consideration of the sum of **FORTY THOUSAND ($40,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, I, **ROBERT W. FORTNER and wife, ANN W. FORTNER**, hereinafter referred to as Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **PAMELA A. FORTNER**, her heirs and assigns, hereinafter referred to as Grantee, my one-half (1/2) undivided interest in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **improved** property, known as 308 Becklea Drive, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **PAMELA A. FORTNER**, her heirs and assigns, forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said one-half (1/2) undivided interest in the land in fee simple, has a good right to convey it, and the same is unencumbered, except as shown herein. I do further covenant and bind myself/my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this third day of October 2003.

ROBERT W. FORTNER

ANN W. FORTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **ROBERT W. FORTNER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 03rd day of October 2003.

Notary Public

My commission expires 24 July 2004

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **ANN W. FORTNER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 3 day of October 2003.

L. Toree Spears Notary Public

My commission expires 6/6/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $40,000.00.

Affiant

Subscribed and sworn to before me this 03rd day of October 2003.

Notary Public

My commission expires 24 July 2004

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
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EXHIBIT A

308 Becklea Drive, Madison,
Davidson County, Tennessee
Map No. 043-06-0
Parcel No. 189.00
Field Book No. 11D-61010

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Madison Park, Section 3, as of record in Book 3500, page 104, Register's Office for said County.

Said Lot No. 61 fronts 83.04 feet on the easterly side of Becklea Drive and extends back between lines, 174.0 feet on the northerly side and 141.1 feet on the southerly side, to a dead line in the rear, measuring 74.0 feet thereon.

Being the same property conveyed to Willie C. Fortner and wife, Sara F. Fortner, by deed from Dugger Developments, Inc., as shown of record in Book 3879, page 253, Register's Office for Davidson County, Tennessee.

Willie C. Fortner died 14 December 1973.

The said Sara F. Fortner died 26 June 2003, leaving a Last Will and Testament which was admitted to probate on 03 September 2003, in the Seventh Circuit Court (Probate Division), Davidson County, Tennessee, Rule No. **03P-1284**, and shown of record as Volume No. **5490/1237513.**

Robert W. Fortner and Pamela A. Fortner are the sole issue of Sara F. Fortner, deceased, and the sole residual legatees and devisees under the Last Will and Testament of Sara F. Fortner, deceased.

ANN W. FORTNER, wife of **ROBERT W. FORTNER**, for the consideration stated herein, joins herein for the purpose of granting, bargaining, selling, conveying and confirming, and does hereby grant, bargain, sell, convey and confirm unto the said Grantee, her heirs and assigns, all right, title and interest of every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage, including, but not limited to, homestead and any interest in the herein described real property as all or a part of any elective share of a surviving spouse, both as provided by the laws of the State of Tennessee; but the said **ANN W. FORTNER** does not join in the covenants and warranties of seisen, title and encumbrances.