WARRANTY DEED

G-CD-04-214-216

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Robert L. Forti	New Owner (NAME)	
214 and 216 McMillin Street	(ADDRESS)	92-12-332 AND 92-12-331
Nashville, Tennessee 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRETT H. MASSEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT L. FORTI, 1/2 UNDIVIDED INTEREST AND JOHN A. WILLIAMS AND WIFE KAREN I. WILLIAMS, 1/2 UNDIVIDED INTEREST, 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:

Tract One:
Being Lot 33 on the Plan of Governor McMillin's Subdivision of the Old State Prison Lands of record in Book 161, page 119, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Brett Massey by deed dated May 3, 2002 and filed for record May 7, 2002 in Instrument No. 20020507-0056179, Register's Office for Davidson County, Tennessee.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 32 in McMillin's Subdivision of the Old State Penitentiary Lands of record in Book 161, page 119, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Brett H. Massey by deed dated July 6, 1994 and filed for record July 8, 1994 in Book 9403, page 60, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 214 and 216 McMillin Street, Nashville, Tennessee 37203
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of April, 2004.

Brett H. Massey

Davidson County DEEDWARR
Recvd: 05/05/04 11:16 2pgs
Fees:13.00 Taxes:410.70

20040505-0051275

STATE OF Tennessee
COUNTY OF Davidson

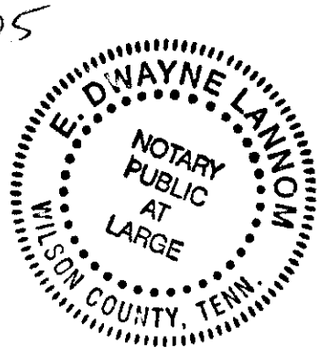
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brett H. Massey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2004.

E. Dwayne Lannom
Notary Public

My Commission Expires:

(SEAL) 3 July 05



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903