Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00 . Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2004. (Affix Seal) Notary Public My Commission Expires: 6-3-06

WARRANTY DEED

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Preparer's File #-04E0475

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
W. Aaron Fortner	Franklin National Bank	92-13-162
3508 Elkins Avenue	230 Public Square	
Nashville, Tennessee 37209	Franklin, Tennessee 37065	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHRISTIAN PROPERTIES, INC., hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto W. AARON FORTNER, 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:

Land in Davidson County, Tennessee, being the westerly 5 ft. of Lot No. 4 and all of Lot No. 5, Block 17, on the Plan of Charlotte Parks, as of record in Book 57, pages 160 and 161, Register's Office for said County.

Said part of Lot No. 4 and all of Lot No. 5 fronts 55 feet on the northerly margin of Elkins Avenue (formerly 2nd Avenue) and runs back between parallel lines 150 feet to a dead line n the rear measuring 55 feet thereon, which is an alley.

Being the same property conveyed to Christian Properties, Inc. by Deed from Jane E. Crook of record in Instrument No. 200405200059628, Register's Office for Davidson County, Tennessee.

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

( ) unimproved
This is (X) improved property known as **3508 Elkins Avenue, Nashville, Tennessee 37209**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **3rd** day of **June, 2004**:

Davidson County DEEDWARR
Recvd: 06/18/04 09:56 1pgs
Fees:13.00 Taxes:277.13
20040618-0072277

CHRISTIAN PROPERTIES, INC.

By: _____

Title: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the state and county mentioned, personally appeared Van E. Christian, II (Name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President (Title) of **CHRISTIAN PROPERTIES, INC.**, the within named bargainor, a corporation, and that such president or officer as such President (Title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Van E. Christian, II (Name), President (Title).

Witness my hand and official seal at Brentwood, TN this 3rd day of June, 2004.

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 6-3-06