Davidson County DEEDQC
Recvd: 07/28/04 11:18 1pgs
Fees:12.00 Taxes:0.00

20040728-0090221

QUITCLAIM DEED

Preparer's File # -04E0475

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Amanda L Minor
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2004.

(Affix Seal) Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 and Jason R. Minor	Franklin National Bank	
C/O 10 CADILLAC DR SUITE 150	230 Pulbic Square	92-13-162
BRENTWOOD, TN 37027	Franklin, Tennessee 37065	

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee(s), and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, W. AARON FORTNER hereinafter called the Grantors, have bargained and sold, and do hereby Quitclaim and convey unto W. AARON FORTNER, married AND JASON R. MINOR, married, as equal Tenants in Common, hereinafter called the Grantees, their heirs and assigns, all of my right, title, and interest in and to the following described Real Property 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 W. Aaron Fortner by Warranty Deed from Christian Properties, Inc. of record in Instrument No. 20040618-0072277, Register's Office for Davidson County, Tennessee.

Note: This property is not inhabited by the Grantor as a primary residence or otherwise.

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

Witness my/our hand(s) this **3rd** day of **June**, **2004**:

W. Aaron Fortner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. AARON FORTNER, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Bretwood, TN , this 21st day of July, 2004.

Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.