This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 5783-2A

ADDRESS NEW OWNER:
Mark Vastola
106 Jarod Way
Lebanon, TN 37087

Davidson County DEEDWARR
Recvd: 08/05/04 14:14 2pgs
Fees:13.00 Taxes:4070.00
20040805-0094369

SEND TAX BILL TO:
Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

MAP **92-16**
GROUP
PARCEL **343**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fortner/Morel Partnership, a Tennessee General Partnership**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Mark Vastola**, hereinafter called the GRANTEE, his representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Councilmanic District of Nashville, Davidson County, Tennessee being bounded on the North by Division Street, on the east by O'Barr Lurton and a 16' Alley on the South by a 9' alley and on the West by Chera and being Lots 2 and 3, Map showing subdivision of Lots 130 and 131 in O. B. Haynes Plan of Small Lots (Book 547, page 40 R.O.D.C., TN) Being described according to a survey by Campbell, McRae and Associates, Inc. (John Hood TN R.L.S. #1838,) 2424 21st Avenue S, Suite 201, Nashville, Tennessee 37212 Dated 6-26-00 more particularly as follows:

BEGINNING at a iron rod (old) in the southerly margin of Division Street, said rod being located N 44 degrees 24' 13" E 17.50' feet from the easterly margin of 18th Avenue South and being a corner of the Jane Chera Land (Book 9370, Page 798 R.O.D.C., TN); Thence with said southerly margin of Division Street N 44 degrees 24' 13" E 84.12' feet to a iron rod (old), said rod being a corner to the O'Barr Lurton Land (Book 6264, Page 225 R.O.D.C, TN); Thence leaving said southerly margin of Division Street with said O'Barr Lurton Land S 44 degrees 24' 45" E 113.05' feet to a P.K. Nail (new) in the westerly margin of a 16'; alley; thence with said westerly margin S 00 degrees 16' 23" W 2.67' feet to a P.K. nail (new) at the intersection of the northerly margin of a 9' alley; thence with the northerly margin of said alley S 48 degrees 34' 34" W 80.32' feet to a iron rod (new) in the line of said Jane Chera; thence with said Chera N 45 degrees 28' 21" W 109.05' feet to the point of beginning containing 0.21 acres more or less.

Being the same property conveyed to Fortner/Morel Partnership, a Tennessee General Partnership by deed from D. Trent Fortner and wife, Krista J. Fortner dated February 9, 2001, of record in Instrument No.20010322-0027964, Register's Office for Davidson County, Tennessee.

This is improved property known as 1707 Divison Street, Nashville, Tennessee 37203. Possession is to be given on July 30, 2004.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of July, 2004.

Fortner/Morel Partnership, a Tennessee General Partnership

By: Trent Fortner, General Partner

By: Bobby Morel, General Partner

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Trent Fortner and Bobby Morel** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be **General Partners of Fortner/Morel Partnership, a Tennessee General Partnership,** the within named bargainor, a Tennessee general partnership, and that they as such general partners, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the Tennessee general partnership as such general partners.

WITNESS my hand and official seal at office this 30th day of July, 2004.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-27-06

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$1,100,000.00**.

AFFIANT

Subscribed and sworn to before me on this 30th day of July, 2004.

NOTARY PUBLIC
My Commission Expires: 5/6/08

CINDY M. BLEVINS NOTARY PUBLIC TENNESSEE