Davidson County DEEDWARR
Recvd: 09/20/04 16:12 1pgs
Fees:13.00 Taxes:281.20

20040920-0113209

Space reserved for recording information:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 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 #-04H0623

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#:
Jason Heitz and Samatha Gray	Chase Manhattan Mortgage	053-03-0-118.00
1400 Elliston Street	343 Thornall Street	
Old Hickory, Tennessee 37138	Edison, NJ 08837	

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, W. AARON FORTNER AND WIFE, KELLY FORTNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JASON HEITZ, UNMARRIED AND SAMATHA GRAY, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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 Lot No. 118, Section C, Village of Old Hickory, as shown on plat recorded in Book 1424, page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for complete description thereof.

Being the same property conveyed to Kandi Kay Mullins by deed from Gerald Miller, Sr., of record at 200009140091397, dated 9/14/2000, Davidson County Register of Deeds. Being the same property further conveyed to Donald R. Barrett, Jr., as Trustee for Franklin Mortgage Funding, Inc., by Deed of Trust of record at Instrument Number 20000914-0091398, said Register's Office for the purpose of securing the payment of indebtedness and performance of the obligations therein set forth. Upon default under said Deed of Trust, Robert M. Wilson, Jr., was appointed successor trustee by instrument of record at Instrument Number 20030716-0099076, said Register's Office. Said property was then conveyed by Trustee's Deed to CitiFinancial Mortgage Company, Inc., of record at Instrument Number 20030925-0142067, said Register's Office. Citi Financial Mortgage Company, Inc. then conveyed the said property to Christian Properties, Inc., by instrument of record at Instrument Number 20040317-0030182, dated 3/4/2004, said Register's Office. This being now the same property conveyed to W. Aaron Fortner and wife, Kelly Fortner by Warranty Deed from Christian Properties, Inc., of record in Instrument Number 20040415-0042710, dated 3/31/2004, said Register's Office.

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

( ) unimproved

This is (X) improved property known as **1400 Elliston Street, Old Hickory, Tennessee 37138**

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 **15th** day of **September**, **2004**:

W. Aaron Fortner

Kelly 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 AND KELLY FORTNER, the bargainor(s), 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 Nashville, Tennessee, this 15th day of September, 2004.

Notary Public

My Commission Expires: 6-3-06

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