Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 09/28/04 15:07 1pgs
Fees:13.00 Taxes:468.05

20040928-0116884

WARRANTY DEED

Preparer's File #-0410694

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2004.

(Affix Seal) Notary Public

My Commission Expires: 6-3-06

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON 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#:
Brandon Branco	Bank of America 3401 West End Ave. Nashville, TN 3	92-13-162
3508 Elkins Avenue	901 George Washington	
Nashville, Tennessee 37209	Wichita, KS 67211-3901	

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 JASON R. MINOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BRANDON BRANCO, unmarried 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 W. Aaron Fortner by Warranty Deed from Christian Properties, Inc. of record in Instrument No. 20040618-0072277, Register's Office for Davidson County, Tennessee, and further conveyed by W. Aaron Fortner to W. Aaron Fortner and Jason R. Minor, as tenants in common, by Instrument Number 20040728-0090221, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record. The sellers of this property never had this property as their residence.

( ) 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 **21st** day of **September, 2004**:

W. Aaron Fortner

Jason R. Minor

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 JASON R. MINOR, the bargainors, 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, TN, this 21st day of September, 2004.

Notary Public

My Commission Expires: 6-3-06

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