Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 10/25/04 13:33 1pgs
Fees:13.00 Taxes:425.50

20041025-0127985

WARRANTY DEED

Preparer's File #-04G0602

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 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#:
Philip M. Hummer	Same a New Owner	53-3-270
1402 Turner Street		
Old Hickory, Tennessee 37138		

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, KELLY FORTNER AND HUSBAND, W. AARON FORTNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto PHILIP M. HUMMER, 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. 144, on the Plan of Section "B", Village of Old Hickory, of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kelly Fortner and husband, W. Aaron Fortner by deed from Navjeet K. Tiwana of record in Instrument No. 200203150032749, executed on 02-28-02, recorded on 03-15-02 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 **1402 Turner 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 **20th** day of **October, 2004**:

Kelly Fortner

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 KELLY FORTNER AND W. AARON 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 Brentwood, TN, this 20th day of October, 2004.

Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.