Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00 . Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2004. (Affix Seal) Notary Public My Commission Expires: 7-29-06

Davidson County DEEDWARR
Recvd: 12/22/04 14:09 1pgs
Fees:13.00 Taxes:296.00

20041222-0152377

WARRANTY DEED

Preparer's File #-04L0911

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 Kelly Byrd Fortner and Jason R. Minor and Amanda B Minor	Aaron Fortner	83-6-191
202 Fall Street	609 Sitting Mill Court	
Nashville, TN 37206	Nashville, TN 37211	

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, CHRISTIAN PROPERTIES, INC., hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto W. AARON FORTNER AND WIFE, KELLY BYRD FORTNER AND JASON R. MINOR AND WIFE, AMANDA B MINOR, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being part of Lot No. 12 on the Map of Sneed and Hamilton's Re-Subdivision, Lots 2,3 and other lots in Brownville, of record in Plat Book 161, page 149, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description, Said part of said lot fronts 50 feet on the south side of Fall Street and runs back between parallel lines 130 feet to an alley.

Being the same property conveyed to Raymond Franklin Miller, Sr. and wife, Wanda Sue Miller by Warranty Deed from Ora W. Eads, Jr. and wife, Eleanor L. Eads of record in Book 8626, page 115 and re-recorded in Book 8636, page 652, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christian Properties, Inc. by Warranty Deed from Raymond Franklin Miller, Sr. and wife, Wanda Sue Miller of record in Instrument No. 20041220-0151041, 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 **202 Fall Street, Nashville, Tennessee 37206**

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 **17th** day of **December, 2004**:

CHRISTIAN PROPERTIES, INC.

By: VAN CHRISTIAN II

Title: PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the state and county mentioned, personally appeared Van E Christian, II (Name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President (Title) of **CHRISTIAN PROPERTIES, INC.**, the within named bargainor, a corporation, and that such president or officer as such President (Title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Van E. Christian, II (Name),President (Title).

Witness my hand and official seal at Brentwood, TN, this 17th day of December, 2004.

Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.