THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19773G

MAP/GROUP/PARCEL:
104-5/342

NEW OWNER'S NAME AND ADDRESS:
Timothy J. Ortner and Jennifer L. Ortner
322 Greenway Avenue
Nashville, TN 37205

SEND TAX BILLS TO:
New Owner

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/19/05 10:52 2 pgs
Fees:13.00 Taxes:1174.75
20050119-0006678

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JOHN G. BASS, AN UNMARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto TIMOTHY J. ORTNER AND WIFE, JENNIFER L. ORTNER, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 278, on the Plan of Richland Realty Company's First Addition to Subdivision "B", as shown on plat of record in Plat Book 332, page 174, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> The subject property is improved property commonly known as 322 GREENWAY AVENUE, NASHVILLE, TN 37205.
>
> Being the same property conveyed to the within named Grantors as of record in Instrument 20010525-0054854, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

John G. Bass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, JOHN G. BASS, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 17th day of January 2005.

NOTARY PUBLIC

My comm. expires 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $317,500.00.

AFFIANT

Sworn to and subscribed before me, this the 17th day of January 2005.

NOTARY PUBLIC

My Comm. expires 11-13-07

SHELBY V. STREET
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN