Space reserved for recording information:

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Davidson County DEEDWARR
Recvd: 05/05/05 15:05 1 pg
Fees:13.00 Taxes:658.60

20050505-0050931

WARRANTY DEED

Preparer's File #-05D0224

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00 .

Cedonia M. Wood
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF ~~MAY~~ APRIL, 2005.

(Affix Seal)

Notary Public

My Commission Expires

NOTARY PUBLIC AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

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#:
Anthony L.Chelton	AmSouth Bank	Map 72-3
1207 McChesney Ave.	2050 Parkway Office Circle	Parcel 67.00
Nashville, TN 37216	Birmingham, AL 35244	

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 KELLY FORTNER AND JASON MINOR AND AMANDA MINOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ANTHONY L.CHELTON*, 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:

*unmarried

Being the easterly half of Lot No. 218 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.
Said part of Lot No. 218 fronts 50 feet on the northerly side of McChesney Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to W. Aaron Fortner, Kelly Byrd Fortner, Jason R. Minor, and Amanda B. Minor, by Warranty Deed of record at Instrument Number 20040908-0108164, Register of Deeds 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 **1207 McChesney Ave., Nashville, Tennessee 37216**

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 29th day of ~~May~~ APRIL, 2005:

W.Aaron Fortner

Kelly Fortner

Jason Minor

Amanda Minor

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

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 AND JASON MINOR AND AMANDA MINOR, 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, Tennessee
this 29th day of ~~May~~ APRIL, 2005.

Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.