Davidson County DEEDWARR
Recvd: 05/20/05 08:32 1 pgs
Fees:13.00 Taxes:194.25

20050520-0056867

Space reserved for recording information:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF MAY, 2005.

(Affix Seal) Notary Public

My Commission Expires: 6-3-06

WARRANTY DEED

Preparer's File #-05E0287

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 wife Kelly Byrd Fortner and Jason R. Minor and wife Amanda B. Minor	Fifth Third Bank	091-11-0-061.00
5004 Illinois Avenue	424 Church Street, Suite 600	
Nashville, TN 37209	Nashville, Tennessee 37219	

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, LORETTA SMITH AND STEVE HOOPER AND MIKE HOOPER, hereinafter called the Grantor(s), 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 DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 907 and the easterly 12 1/2 feet of Lot No. 909 of Block No. 132, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot No. 907 and the easterly part of Lot No. 909 front together 37 1/2 feet on the northerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Loretta Smith, Steve Hooper and Mike Hooper by Quitclaim Deed from Lillie Pearl Hooper of record in Book 10126, page 191, dated 7/5/1996, 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 **5004 Illinois 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 **16th** day of **May, 2005**:

Loretta Smith
Loretta Smith

Steve Hooper
Steve Hooper

Mike Hooper
Mike Hooper

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 LORETTA SMITH AND STEVE HOOPER AND MIKE HOOPER, 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 16th day of May, 2005.

Notary Public

My Commission Expires: 6-3-06