Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $44,900.00

Amanda Minor
Affiant

Subscribed and sworn to before me, this 30th day of June, 2005.

Notary Public
My commission expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/08/05 10:04 2 pgs
Fees:13.00 Taxes:166.13

20050708-0079014

06-0506-71821

Address of New Owner:	Send Tax Bills to:	Tax Information
W. Aaron Fortner	Capital Bank and Trust	83-02-0-249.00
1510 McKennie Avenue	205 Powell Place #103	
Nashville TN	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nina Christine Shelton**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **W. Aaron Fortner and Jason Minor**, hereinafter called the Grantees, their successors and assigns, a 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. 9, on the Plan of James J. Pryor Heirs Subdivision, of record in Plat Book 843, Page 41, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James C. Shelton and wife, Nina C. Shelton, by deed from Frances G. Foster, etal, of record in Book 3534, Page 97, recorded 4-17-63, Register's Office for Davidson County, Tennessee.

James C. Shelton is now deceased.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1510 McKennie Avenue, Nashville, TN

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 30th day of June, 2005.

Nina Christine Shelton by Michael W Shelton
Attorney-in-fact for Nina Christine Shelton

Nina Christine Shelton by Michael Shelton
Attorney-in-fact for Nina Christine Shelton

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nina Christine Shelton, by Michael Shelton as attorney in fact for Nina Christine Shelton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30th day of June, 2005.

Kathleen A. Tomlinson
State of Tennessee at Large

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission expires

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, by Michael Shelton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30th day of June, 2005.

Kathleen A. Tomlinson
State of Tennessee at Large

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO TENN.

My Commission expires