Send Tax Statements To:
AmSouth Bank
2050 Parkway Office Cicle
Birmingham, AL 35244

Name and Address of New Owner:
Lisa Beaumont Ortiz
2520 Johnson Ridge Road
Antioch, TN 37013

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Map 149-06-0-188.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ROBERT A. WHITSON, and wife, AILEEN JOHNSON WHITSON,** has this day bargained and sold and does hereby transfer and convey unto, **MARCUS ORTIZ and wife, LISA R. BEAUMONT-ORTIZ,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

BEING Lot No. 2, Resubdivision of Lot 1, A.S. Johnson Property, according to plat and survey of record in Instrument Number 20020401-0038774, the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Aileen Johnson Whitson, by deed from Audil S. Johnson and wife, Fannie Johnson, dated July 29, 1985, appearing of record in Record Book 7897, page 498, of the Register's Office of Davidson County, Tennessee. Robert A. Whitson joins in the execution of this conveyabce for the purpose of waiving his martial interest he may have. THIS conveyance is made subject to overhead line and fence encroachment per plat; and to any and all matters shown on said plat and survey of record Instrument Number 20020401-0038774: all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **MARCUS ORTIZ and wife, LISA R. BEAUMONT-ORTIZ,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2005 real property taxes which have been prorated between the parties and are assumed by the Grantee.

Davidson County DEEDWARR
Recvd: 09/20/05 10:22 2 pgs
Fees:13.00 Taxes:888.00
20050920-0112833

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 12th day of September, 2005.

Robert A. Whiston

Aileen Johnson-Whitson

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared, **Robert A. Whitson and wife, Aileen Johnson-Whitson,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Rutherford County, Tennessee, this the 12th day of September 2005.

SHERI L. MORGAN NOTARY PUBLIC My Comm. Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 2/24/09

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 12th day of September, 2005.

NOTARY PUBLIC
My Commission Expires: 2/24/09

SHERI L. MORGAN NOTARY PUBLIC My Comm. Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN