Space reserved for recording information:

Davidson County DEEDWARR
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Fees:13.00 Taxes:332.63

20051205-0145698

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2005.

(Affix Seal) Notary Public

My Commission Expires: 6-3-06

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Preparer's File #-05K0722

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#:
Brian W. Lyles	Ownit Mortgage Solutions, Inc.	091-11-0-061.00
5004 Illinois Avenue	11700 Great Oaks Way, Suite 360	
Nashville, Tennessee 37209	Alpharetta, Georgia 30022	

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 WIFE KELLY BYRD FORTNER AND JASON R. MINOR AND WIFE AMANDA B. MINOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BRIAN W. LYLES, 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 Lillie Pearl Hooper by Deed of record in Book 1324, page 70, dated 6/13/1945, Register's Office for Davidson County, Tennessee; furhter conveyed to Loretta Smith, Steve Looper and Mike Hooper by Quitclaim Deed from Lillie Pearl Hooper of record in Book 10126, page 191, dated 7/5/1996, said Register's Office; furhter conveyed to W. Aaron Fortner and wife, Kelly Byrd Fortner and Jason R. Minor and wife, Amanda minor by Warranty Deed from Loretta Smith, Steve Hooper and Mike Hooper, dated May 16, 2005 and filed of record in in Instrument Number 20050520-0056867, 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 **22nd** day of **November, 2005**:

W. Aaron Fortner

Kelly Byrd Fortner

Jason R. Minor

Amanda B. Minor

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 W. AARON FORTNER AND KELLY BYRD FORTNER AND JASON R. MINOR AND AMANDA B. 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, TN, this 22nd day of November, 2005.

Notary Public

My Commission Expires: 6-3-06

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.