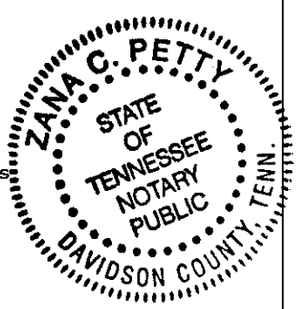
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 12/08/05 11:10 2 pgs
Fees:13.00 Taxes:641.20



20051208-0147710

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,298.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2005

Notary Public: ~~Patricia Nicholls~~

MY COMMISSION EXPIRES: ~~01/24/09~~ 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rodney Fortner	Decision One Mortgage Company	Map 147
5105 Briarwood Drive	6060 J.A. Jones Drive, Ste. 1000	Group 10-0
Nashville, TN 37211	Charlotte, NC 28287	Parcel 081.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James L. Barton and wife, Julia E. Barton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Rodney Fortner, unmarried
hereinafter called the GRANTEES, their heirs 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. 326 on the Plan of Caldwell Country Estates, Section Five, of record in Plat Book 3300, page 16, Register's Office for said County.

Said Lot No. 326 fronts 103 feet on the southerly margin of Briarwood Drive and runs back between lines measuring 225.1 feet on the northwesterly and 202.6 feet on the southeasterly side of a line in the rear on which it measures 97.7 feet.

BEING the same property conveyed to James L. Barton and wife, Julia E. Barton by deed from Virginia M. Robertson and husband, James W. Robertson, of record in Book 10741, Page 883, dated December 31, 1997, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3279, page 556, said Register's Office.

This conveyance is subject to all matters appearing on the plan of record in Plat Book 3300, page 16, Register's Office fo said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5107 Briarwood Drive, Nashville, TN 37211

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 our hands this 6th day of December, 2005.

James L. Barton

James L. Barton

Julia E. Barton

Julia E. Barton

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Barton and Julia E. Barton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal 6th day of December, 2005.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.