03 Realty Title 48-A

Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 01/10/06 12:02 1 pgs
Fees:13.00 Taxes:366.30
20060110-0003614

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF December, 2006.

(Affix Seal) Notary Public

My Commission Expires: 2/22/2009

DIANE K. MAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Preparer's File #-05L0797

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#:
Jessica L. Broderick, unmarried	Wells Fargo Bank, N.A.	82-02-0-249
1510 McKennie Avenue	3480 State View Blvd.	
Nashville, TN 37206	Fort Mill, SC 29715-7203	

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 JASON R. MINOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JESSICA L. BRODERICK, 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 #9 on the Plat of the James J. Pryor Heirs Subdivision of record in Plat Book 843, page 41, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Said Lot# 9 fronts 60 feet on the southerly side of McKennie Ave. and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to W. Aaron Fortner and Jason Minor by Warranty Deed from Nina C. Shelton, dated June 30, 2005 and filed of record in Instrument Number 20050708-0079014, Register's Office for Davidson County, Tennessee.

This property has never been the residence of the above said grantors.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1510 McKennie Avenue, Nashville, Tennessee 37206**

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 30**th** day of **December**, **2006**:

W. Aaron Fortner

Jason R. 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 JASON R. 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 30th day of December, 2006.

Notary Public

My Commission Expires: 6-3-06

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