Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 01/27/06 13:42 1 pgs
Fees:13.00 Taxes:725.20

20060127-0010740

WARRANTY DEED

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

Preparer's File #-06A0021

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00 .

Randall P. T
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2006.

(Affix Seal) Notary Public

My Commission Expires: 6-3-06

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#:
Randall PaulTarkington	American Home Mortgage	83-6-191
202 Fall Street	538 Broadhollow Rd	
Nashville, TN 37206	Melville, NY 11747	

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 KELLY BYRD FORTNER AND JASON R. MINOR AND AMANDA B. MINOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RANDALL PAULTARKINGTON, 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:

Being part of Lot No. 12 on the Map of Sneed and Hamilton's Re-Subdivision, Lots 2,3 and other lots in Brownville, of record in Plat Book 161, page 149, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description, Said part of said lot fronts 50 feet on the south side of Fall Street and runs back between parallel lines 130 feet to an alley.
Being the same property conveyed to W. Aaron Fortner and wife, Kelly Byrd Fortner and Jason R. Minor and wife, Amanda B. Minor by Warranty Deed from Christian Properties, Inc dated December 17, 2004 and filed for record in Instrument Number 20041222-0152377, said Register's Office.

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

( ) unimproved
This is (X) improved property known as **202 Fall Street, 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 **26th** day of **January**, **2006**:

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 26th day of January, 2006.

Notary Public

My Commission Expires: 6-3-06

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