Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 03/27/06 14:37 1 pgs
Fees:13.00 Taxes:261.10

20060327-0034744

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,568.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2006.

Notary Public

My Commission Expires: 6-3-06

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

Preparer's File #-06B0091

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#:
Aaron Fortner and Jason Minor	Capital Bank & Trust	119-1-453
301 Valeria Street	205 Powell Place #103	
Nashville, TN 37210	Brentwood, TN 37027-7525	

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, We, TERRY MEEKS AND THOMAS MEEKS AND ANGEL MEEKS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto AARON FORTNER, MARRIED AND JASON MINOR, MARRIED, 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 No. 37 in the Overhill City and W.H. Fox's Subdivision of Blocks 14,15,16,20,21 and 29 in the Cumberland Nurseries, the plan of which subdivision is of record in Book 332, page 21, Register's Office for said County.
Said Lot No. 37 fronts 67 feet on the southerly side of Valeria Street and runs back between parallel lines with the westerly margin of Burbank Avenue, 150 feet to an alley in the rear.
Being the same property conveyed to Mary D. Meeks by Quitclaim Deed from Mary Dean Meeks, Executrix for the Estate of Herbert Otto Neal of record in Book 9114, page 870 and further conveyed to Terry L. Meeks, Thomas A. Meeks, Angela Dawn Meeks by Affidavit of Heirship of record in Instrument No. 20060124-0009139, executed on 10-29-05 and recorded on 01-24-06. See also Affidavit of Heirship of record in Instrument No. 20060327-0034743.
This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **301 Valeria Street, Nashville, Tennessee 37210**

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 **23rd** day of **March, 2006**:

Terry L. Meeks
Terry Meeks

Thomas Meeks
Thomas Meeks

Angel Meeks
Angel Meeks

STATE OF TENNESSEE
COUNTY OF

BONNIE L. DURHAM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TERRY MEEKS AND THOMAS MEEKS AND ANGEL MEEKS, 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 Mt. Juliet, Tenn., this 23rd day of March, 2006.

Bonnie L. Durham
Notary Public

My Commission Expires: 10-21-09