Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00 . Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2006. (Affix Seal) Notary Public My Commission Expires: 7-29-06

Davidson County DEEDWARR
Recvd: 04/18/06 13:38 1 pgs
Fees:13.00 Taxes:469.90
20060418-0044261

WARRANTY DEED

Preparer's File #-06C0138

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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, married and Jason Minor, married	New Owners	83-6-63
818 Setliff Place	10 Cadillac Drive, Suite 150	
Nashville, TN 37216	Brentwood, TN 37027	

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, MATTIE LOU BERNIER, 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. 34 on the map of Roy F. Williams Subdivision of the Hunter Tract, as of record in Book 547, page 13, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peter J. Bernier and wife, Mattie Lou Bernier by Warranty Deed from Parco Properties of record in Book 8269, page 450, executed on 12-21-90 and recorded on 01-04-91, Register's Office for Davidson County, Tennessee. Peter J. Bernier is now deceased.

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

( ) unimproved
This is (X) improved property known as **818 Setliff Place, Nashville, Tennessee 37216**

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 **10th** day of **April**, **2006**:

Mattie Lou Bernier
Mattie Lou Bernier

By: Elin Ronquillo
Her: Atty-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 10th day of April, 2006 before me personally appeared *MATTIE LOU BERNIER, by ELIN RONQUILLO, as HER Attorney In Fact*, to me known or proved to me on the basis if satisfactory evidence to be the person who executed the foregoing instrument in behalf of *MATTIE LOU BERNIER*, and who acknowledged that such person executed the same as the free act and deed of *MATTIE LOU BERNIER*.

In witness whereof, I have hereunto set my hand and notarial seal.

Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.