Davidson County DEEDWARR
Recvd: 05/26/06 16:08 2 pgs
Fees:13.00 Taxes:286.75

Space reserved for recording information:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

20060526-0062591

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF MAY, 2006.

(Affix Seal)

Notary Public

My Commission Expires: 6-3-08

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

WARRANTY DEED

Preparer's File #-06E0247

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#:
W. Aaron Fortner and Jason Minor	W. Aaron Fortner	83-2-268
416 Scott Avenue	Ten Cadillac Drive, Suite 150	
Nashville, TN 37206	Brentwood, Tennessee 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/we, MARTHA C. BECK, EXECUTRIX OF THE ESTATE OF ANDREW R. JACKSON, JR. DECEASED, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto W. AARON FORTNER AND JASON MINOR, 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:

Situated in Nashville, Davidson County, State of TN and being described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, on the map of Wheeler Heights, as of record in Book 1424, page 80, Register's Office for said County.

Said Lot No. 6 fronts 60 feet on the easterly side of Scott Avenue and runs back between parallel lines with the south margin of a 15-foot alley, 185 feet to a dead line.

The above legal description being the same as the last deed of record, no boundary survey having been made at the time of this conveyance.

Being the same property conveyed to Andrew R. Jackson, Jr. by Quitclaim Deed from Mary H. Jackson of record in Instrument No. 20041102013184 9, Affidavit of Heirship of record in Instrument No. 200212280161411, recorded on 11-02-04 and further conveyed to Ray R. Jackson by Quitclaim Deed from Andrew R. Jackson, Jr of record in Instrument No. 200511090135810, executed on 11-08-05 and recorded on 11-09-05, Davidson County Register of Deeds.

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

( ) unimproved
This is (X) improved property known as **416 Scott 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 **19th** day of **May**, **2006**:

Martha C. Beck Executrix

MARTHA C. BECK, EXECUTRIX OF THE ESTATE OF ANDREW R. JACKSON, JR. DECEASED

By: _____

Title: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the state and county mentioned, personally appeared

MARTHA C Beck (Name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Executrix (Title) of ~~MARTHA C. BECK, EXECUTRIX OF THE~~ **ESTATE OF ANDREW R. JACKSON, JR. DECEASED**, the within named bargainor, ~~a corporation~~, and that such president or officer as such

Executrix (Title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MARTHA C Beck (Name), Executrix (Title).

Witness my hand and official seal at Brentwood, TN, this 19th day of May, 2006.

Notary Public

My Commission Expires: 6-3-06

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