Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 07/20/06 09:04 1 pgs
Fees:13.00 Taxes:629.00
20060720-0087422

WARRANTY DEED

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

Preparer's File #-06F0294

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF JULY, 2006.

(Affix Seal) Notary Public

My Commission Expires: 6/29/2010

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#:
Jennifer M. Rouse	CityLife Lending Group, LLC	119-1-453
301 Valeria Street	7445 New Technology Way	
Nashville, Tennessee 37210	Frederick, MD 21703	

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 JENNIFER M. ROUSE, UNMARRIED, 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 Aaron Fortner, married and Jason Minor, married by Warranty Deed from Terry L. Meeks and Thomas Meeks and Angel Meeks of record in Instrument No. 200603270034744, Register's Office for Davidson County, Tennessee.

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 **10th** day of **July**, **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 10th day of July, 2006.

Notary Public

My Commission Expires: 6/29/10

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