Space reserved for recording information:

Davidson County DEEDWARR
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Fees:13.00 Taxes:536.50

20060918-0114858

WARRANTY DEED

Preparer's File #-06G0403

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Amanda Minor
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2006.

(Affix Seal) Notary Public

My Commission Expires: 6/29/2010

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON 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#:
Kenneth M. Spring	Churchill Mortgage Corporation	083-02-0-268.00
416 Scott Avenue	761 Old Hickory Blvd., Suite 400	
Nashville, Tennessee 37206	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/we, W. AARON FORTNER AND JASON MINOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KENNETH M. SPRING,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. 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 W. Aaron Fortner and Jason Minor by Warranty Deed dated May 19, 2006 and filed of record in Instrument No. 20060526-0062591, Register's Office of Davidson County, Tennessee.

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 **14th** day of **September**, **2006**:

W. Aaron Fortner

Jason 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 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, Tennessee, this 14th day of September, 2006.

Notary Public

My Commission Expires: 6/29/2010

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