Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 10/25/06 09:00 1 pgs
Fees:13.00 Taxes:525.03

20061025-0132118

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,900.00 .

Affiant

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

(Affix Seal) Notary Public

My Commission Expires: 6/29/2010

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Preparer's File #-06J0509

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	W. Aaron Fortner	94-2-158.01
1905 Long Ave	Ten Cadillac Drive, Suite 150	
Nashville, Tennessee 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, LAURA L. ATKINSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto W. AARON FORTNER, 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:

Being Lot No. 159 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Laura L. Atkinson by Warranty Deed from Sharon L. Dickison, married and George I. Dickison and wife, Gretchen Dickison of record in Instrument No. 200204010039194, dated 3/27/2002, 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 **1905 Long Ave, 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 **October**, **2006**:

Laura L. Atkinson by Anthony L. Rayburn ATTY IN FACT

Laura L. Atkinson

State of Tennessee

County of Williamson

On this 19th day of October, 2006, before me personally appeared *Laura L. Atkinson, by* Anthony L. Rayburn *, 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 *Laura L. Atkinson*, and who acknowledged that such person executed the same as the free act and deed of *Laura L. Atkinson*.

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

Notary Public

My Commission Expires: 6/29/2010

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON