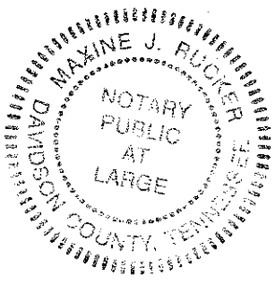
File No. 280301180

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Janet McAlister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2008.

Mary J Rucker
Notary Public

MY COMMISSION EXPIRES: March 10, 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Thomas Glenn	Bank of America	Map 069-16-0 Parcel 021.00
(NAME) 2008 Ashton Avenue	(NAME) 9000 Southside Blvd, Bldg 600	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ray C. Fort, unmarried,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto James T. Glenn, * hereinafter called the grantee, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: *an unmarried person

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, June 2, 1951, as follows:

Beginning at an iron pin on the easterly margin of Ashton Avenue, 245 feet northerly from the northeast corner of said Ashton Avenue and the New Hydes Ferry Road; thence South 63° 30' East 165 feet to a point; thence North 37° 30' East 80 feet to an iron pin; thence north 61° 30' West 169.4 feet to an old iron pipe in the easterly margin of said Ashton Avenue; thence with the easterly margin of said Ashton Avenue, South 34° West 85 feet to the beginning.

Being the same property conveyed to Ray C. Fort and wife, Jo Ann Fort by Warranty Deed dated August 3, 1967, from Hubert Rankhorn and wife, Bertha T. Rankhorn, and filed of record in Book 4158, Page 776, Register's Office for Davidson County, Tennessee. The said Jo Ann Fort having since died September 23, 2003, leaving Ray C. Fort, the sole tenant by the entirety.

This property is subject to: County of Davidson taxes for the year 2008 and all subsequent years; Right-of-Way for Ashton Avenue; All matters shown on the survey dated June 2, 1951 by Geo. W. Watkins.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Davidson County DEEDWARR
Recvd: 04/18/08 12:25 2 pgs
Fees:13.00 Taxes:314.50
20080418-0039509

unimproved ☐

This is improved ☒ property, known as 2008 Ashton Avenue, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 11th day of April, 2008.

Ray C. Fort

Ray C. Fort

STATE OF TENNESSEE

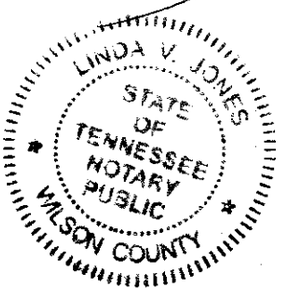
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ray C. Fort, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of April, 2008.

Commission expires: June 22, 2009

Linda V Jones — Notary Public



(Seal)

File Number: 280301180

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

State of Tennessee
County of Davidson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker
Notary Public

My Commission Expires: March 10, 2012

