WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 10/25/2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April, 2003

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Baskette-Fleaner (NAME)	Fifth Third Mortgage Company (NAME)	MAP 129-11
6324 St. Henry Drive (ADDRESS)	38 Fountain Square Plaza (ADDRESS)	PARCEL 23
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Cincinnati, Ohio 45236 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Scott C. Hubbard, Sr. or Sara K. Hubbard, Trustees or Successor Trustee(s) of the Scott C. Hubbard and Sara K.Hubbard Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracy Baskette-Fleaner and husband, William Jeff Fleaner

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 17 on the Plan of Section 1, Warner Park Valley of record in Plat Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Scott C. Hubbard, Sr. or Sara K. Hubbard, Trustees or successor Trustee(s) of the Scott C. Hubbard and Sara K. Hubbard Trust by Quitclaim Deed from Scott C. Hubbard, Sr. and wife, Sara K. Hubbard, of record in Book 11031, page 327, said Register's Office.

This conveyance is subject to (a) 2003 real property taxes which have been prorated and assumed by the grantees; (b) all matters appearing on the plan of record in Book 3600, pages 12-14, said Register's Office; and (c) restrictive covenants of record in Book 3640, page 40 and Book 3978, page 688, said Register's Office.

Davidson County DEEDWARR
Recvd: 04/22/03 08:10 2pgs
Fees:13.00 Taxes:525.40

20030422-0052560

unimproved ( )
This is improved (X) property, known as 6324 St. Henry Drive, Nashville, Tennessee 37205
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 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 GRANTEES, 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 our hand S this _____ day of April, 2003

Scott C. Hubbard, Sr., Trustee

Sara K. Hubbard, Trustee

STATE OF ARKANSAS
COUNTY OF St Francis

Personally appeared before me, the undersigned notary public, Scott C. Hubbard, Sr. and Sara K. Hubbard whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the Scott C. Hubbard and Sara K. Hubbard Trust, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

WITNESS my hand and seal this 16th day of April, 2003.

Notary Public (Seal)

My Commission Expires:

July 20, 2012