Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $149,500.00

Rebecca O Hicks
Affiant

Subscribed and sworn to before me, this 30th day of May 2003.

Amy Cross Nance
Notary Public
My commission expires: 4/2/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Davidson County DEEDWARR
Recvd: 06/05/03 14:18 2pgs
Fees:13.00 Taxes:553.15
20030605-0077799

Address of New Owner:	Send Tax Bills to:	Tax Information
Rebecca D Hicks	Washington Mutual Bank, F.A.	156-02-0/118.00
920 Beech Bend Dr.	PO Box 25308	
Nashville TN 37221	Santa Ana CA 92799	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Thomas Houston Flippin hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Rebecca D Hicks hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 618 on the plan of Harpeth Valley Park of record in Book 4860 page 111 and amended in Book 5051 page 89 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas Houston Flippin by deed from David A. Purple and wife Katherine D. Purple of record in Book 6708 page 256 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2003 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of Harpeth Valley Park of record in Book 4860 Page 111 and amended in Book 5051 page 89, Register's Office for Davidson County, Tennessee 4) Restrictions of record in Book 3857, page 858 and amended in Book 3866 page 656; Book 4148 page 696; Book 4226; Page 825; Book 4237 page 179; Book 5051 page 92; Book 5197 page 123 and Book 5228 page 718, Register's Office for County, Tennessee

This property is improved property known as 920 Beech Bend Dr., Nashville, Tennessee 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 23 day of May, 2003.

Thomas Houston Flippin

Susan S. Flippin

Who joins in this conveyance for the purpose of conveying any marital interest she may have

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 Thomas Houston Flippin and Susan S. Flippin , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of May, 2003.

Notary Public

My Commission expires: 4.2.07

FILE NO: 03854

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.