WARRANTY DEED

ARTHUR-03MT0315

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2003.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/12/04
(AFFIX SEAL)

Notary Public

THIS INSTRUMENT WAS PREPARED BY
Middle Tennessee Escrow Company, LLC
7000 Executive Center Dr., Ste. 110
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melinda Arthur	First Franklin	73-5-15
(NAME)	(NAME)	
2213 Fernwood Dr.	112 Town Park Drive, Suite G-150	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	Kennesaw, GA 30144	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DAVID FLEMING, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MELINDA ARTHUR, 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. 248, on the Plan of Dalewood Subdivision, Section 4, of record in Plat Book 1835, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David Fleming, unmarried, by deed from Tracy M. Burton, of record in Book 10723, page 810 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2213 Fernwood Dr., Nashville, Tennessee 37216
(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 my/our hand(s) this 30th day of September, 2003.

David Fleming

Davidson County DEEDWARR
Recvd: 10/28/03 13:45 1pgs
Fees:13.00 Taxes:333.00

20031028-0158695

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Fleming, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 2003.

My Commission Expires:
7/23/06

GEORGE R. WOODS, JR.
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Notary Public