THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22567-03-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $168,000.00. Affiant Subscribed and sworn to before me this 15th day of April, 2004. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Lisa Bashinsky 219 38th Avenue North Nashville, TN 37209	**Send Tax Bills To:** AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** Map No.104.01-0 Parcel No. 217.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jana Gail Fly, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lisa Bashinsky, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 219 38th Avenue North, Nashville, Tennessee 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of April, 2004.

Jana Gail Fly

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jana Gail Fly**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2004.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 04/21/04 14:26 2pgs
Fees:13.00 Taxes:621.60
20040421-0045399

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Part of West Grove Subdivision as of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jana Gail Fly, an unmarried person by deed dated June 2, 1994 from Tana M. Comer, a single person of record in Book 9367, page 469, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s); and
2. All matters appearing on the Plan of record in Book 421, page 109, Register's Office for Davidson County, Tennessee.