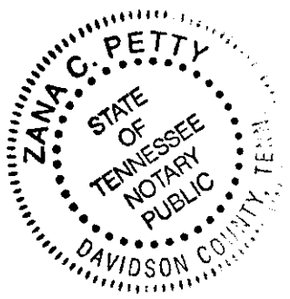
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2009

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kathy Alexander	Magna Bank	Parcel ID:
1024 Brookside Woods Blvd.	6525 Quail Hollow Rd., Suite 300	075120B00400CO
Hermitage, TN 37076	Memphis, TN 38120	

FOR AND IN 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

Steven E. Hulbert and wife, Claudia P. Hulbert

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kathy Alexander, unmarried

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:

BEING Lot No. 4 on the Plan of Brookside Woods, Phase 1, and a portion of Phase II, Section 1, of record in Book 9700, page 397, Register's Office for davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven E. Hulbert and Claudia P. Hulbert, husband and wife, by Warranty Deed dated August 27, 1999, from Fox Ridge Homes, Inc., of record in Book 11644, page 680, said Register's Office.

This conveyance is subject to: (1) 2009 county taxes, which have been prorated at closing and assumed by the Grantees, (2) all matters appearing on the plan of record in Book 9700, page 397, said Register's Office, (3) Easement for Sewer and Storm Drainage of record in Book 11125, page 436, said Register's Office, (4) Utility Easement of record in Book 5609, page 627, said Register's Office, and (4) Restrictive Covenants of record in Book 10444, page 213; Book 11103, page 156; Book 11346, page 460; and Book 11453, page 900, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1024 Brookside Woods Blvd., Hermitage, TN 37076

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 hands this 12th day of March, 2009.

Steven E. Hulbert

Claudia P. Hulbert

Davidson County DEEDWARR
Recvd: 03/13/09 09:49 2 pgs
Fees:13.00 Taxes:614.20

20090313-0022720

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 Steven E. Hulbert and Claudia P. Hulbert, 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 this 12th day of March, 2009.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.