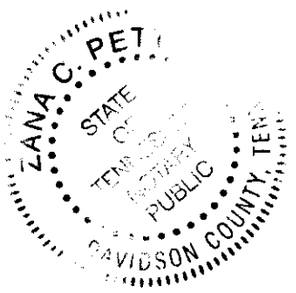
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 282,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of July, 2006

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 1.27.07

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:
James Terry Templeton	JPMorgan Chase Bank, NA	Map 98
6065 Hagars Grove Pass	5409 Maryland Way, Suite 202	Group 10-0-A
Hermitage, TN 37076	Brentwood, TN 37027	Parcel 57.00

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

Ronald G. Grizzard and wife, Debra L. Grizzard

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

James Terry Templeton and wife, Carol D. Templeton

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. 40, on the Plan of Phase Two, Hagars Grove, of record in Instrument 20050708-0079562, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Ronald G. Grizzard and wife, Debra L. Grizzard by deed from Harroll C. Brooks and wife, Evelyn M. Brooks of record in Instrument 20060612-0069449, Register's Office for said County, dated June 9, 2006. And being the same property conveyed to Harroll C. Brooks and wife, Evelyn M. Brooks by deed of record in Instrument 20060314-0029293 filed March 14, 2006.

This conveyance is subject to Restrictive Covenants of record in Instrument 20040603-0065607, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20050708-0079562, 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 6065 Hagars Grove Pass, 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 24th day of July, 2006.

Ronald G. Grizzard

Debra L. Grizzard

Davidson County DEEDWARR
Recvd: 07/27/06 12:08 2 pgs
Fees:13.00 Taxes:1046.73

20060727-0090871

FILE BOX 45

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 Ronald G. Grizzard and Debra L. Grizzard, 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 Nashville, Tennessee, this 24th day of July, 2006.

My Commission Expires: 1-27-07

Notary Public

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

FILE BOX 45