Mid State

Prepared by: John G. Doak, Sr., Attorney, TBA 002343, 2525-A Lebanon Road, Nashville, TN 37214-0414

General Warranty Deed

MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

From: Earnest H. Bynum
To: FGF Group, LLC
Address:

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Send Tax Bills To: FGF Group, LLC
Address 8028 Horton Hwy., College Grove, TN 37046

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Davidson County DEEDWARR
Recvd: 09/08/06 09:42 2 pgs
Fees:13.00 Taxes:684.50
20060908-0111253

Map & Parcel # 147 05 0 128.00

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State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is: $185,000.00

DELLA L. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 2, 2007

Affiant

Sworn to and subscribed before me on 9/5/2006.

Commission Expires: 1/21/07

Notary Public

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For and in consideration of the sum of ONE HUNDRED EIGHTY-FIVE THOUSAND ($185,000.00) Dollars, cash paid by Grantee, FGF Group, LLC, Grantor, Earnest H. Bynum, has this day bargained and sold and does hereby transfer and convey unto Grantee, FGF Group, LLC, a Tennessee Limited Liability Company, successors, and assigns, the following real property in Davidson County Tennessee.

Lot 492 on the Map of Section Six of Creive Hall Estates of record in Book 2331, pages 1 & 2, , Register's Office for Davidson County Tennessee (RODC), to which reference is hereby made for a more complete and accurate description;

Being the same real property conveyed to Earnest H. Bynum and wife, Geneva F. Bynum (who has since died) by warranty deed from Robert N. Graves, and wife Nancy M. Graves, of record in Book 3910, page 113, RODC,

This is improved property, known as: 309 Fieldcrest Drive, Nashville, Tennessee

To have and to hold the same with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, successors, and assigns, and Icovenant that I am lawfully seized and possessed of the same in fee simple, that I have a good right to convey it and the same is unencumbered, except for matters shown on the Plan of record in Book 2331, pages 1& 2 , which shows an owner's certificate, a 60 ft minimum building setback line from Fieldcrest Drive, a utility easement, 10 feet in width and 103.6 feet long, along the northwesterly side of the rear line, and a utility anchor easement 2.5 feet wide along the easterly side of the northerly 20 feet of the westerly line of said lot; and restrictive covenants of record in book 2332, page 92, RODC, dated 11/12/1954, which indicated that they were to have expired on 01/01/2000.

Grantor further covenants and binds himself heirs, and personal representatives, to warrant and forever defend the title to said real property to Grantee, successors, and assigns, against the lawful claims of all persons, whomsoever.

In witness whereof, Grantor hereby sets his hand on 8/30/2006.

Earnest H Bynum
Earnest H. Bynum

by Dudley S Bynum
Dudley S. Bynum, Attorney in Fact by Durable General Power of Attorney, of record in Book 11756, page 194, RODC

State of Tennessee

Personally appeared before the undersigned, a Notary Public in and for Tennessee, the within named, Dudley S. Bynum, as Attorney-in-Fact* for Grantor herein, Earnest H. Bynum (*acting by a Durable General Power of Attorney which was displayed to the undersigned and is of record in Book 11756, page 194, RODC) and the said Dudley S. Bynum, being personally known to the undersigned, swore to and subscribed the within instrument and acknowledged that he as such Attorney-in-Fact, being so authorized to do, had executed the same for the purposes therein contained and as the free act and deed of Earnest H. Bynum on 08/30/2006.

Witness my hand and seal at office in Davidson County, Tennessee on 08/30/2006.

Notary Public

Commission Expires: 11/22/2008.

JOHN G. O'DAIR, JR. NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.