ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NO.
Robert S. Hite 2721 Westwood Dr. Nashville, TN 37204	Same	Map 69-12 Parcel 56.00 13DA 45725

THIS INSTRUMENT PREPARED BY: Oldham & Dunning, LLC, 109 Public Square, Gallatin, TN 37066 (615) 452-1001.

WARRANTY DEED

For and in consideration of the sum of $10.00 (ten dollars), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, RUBY NELL GROVES, NANCY HARVEY, JAMES PERRY, DOROTHY SMOCK, BARBARA INGEL, GLORIA HAMPTON, MARY BRENNAN, JOANNE HEPBURN, CATHY HAMPTON, and GRANVILLE HAMPTON, JR. (herein referred to collectively as the "Grantors") by these presents do hereby transfer, grant, and convey unto ROBERT S. HITE (herein referred to as the "Grantee"), his heirs, successors and assigns, all of our right, title and interest in the following parcel of land situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Orchard Hill, of record in Book 2663, page 98, Register's Office for said County.

Said Lot No. 15 fronts 58.5 feet on the Northerly side of Courtney Court and runs back 139.5 feet on the Easterly line and 173.5 feet on the Westerly line to a dead line in the rear which is a broken line on which it measures 299.5 feet.

BEING all of the same property conveyed to John L. Hampton and wife, Emma Lou Hampton by Warranty Deed from Helen Scott Perry and husband, Robert T. Perry, dated May 31, 1984 and filed of record in Book 6304, Page 78, Register's Office for Davidson County, Tennessee. The said John L. Hampton died May 20, 2000 leaving the said Emma Lou Hampton the surviving tenant by the entirety and sole owner of said land. The said Emma Lou Hampton died testate July 16, 2004, and under the terms of her will, she devised subject premises as follows: "to Ruby Nell Groves, James Perry, my brother Robert Perry, my brother Roy Perry, my sister Dorothy Smock, my sister Johnnie Mai Bean, my sister-in-law Christine Snell and my sister-in-law Thula Hampton, to share and share alike. In the event that any of the beneficiaries named in this residual clause should predecease me, then his or her share shall be distributed as if he or she were not a beneficiary." The said Emma Lou Hampton was predeceased by Robert Perry, Roy Perry, Johnnie Mai Bean, and Christine Snell. Pursuant to the will, the share of the beneficiaries who predeceased Emma Lou Hampton shall be distributed as if he or she was not a beneficiary. Thus, at the time of her death, the beneficiaries under the residuary clause of the Will were Ruby Nell Groves, James Perry, Dorothy Smock and Thula Hampton, in equal shares. One of the residuary beneficiaries, Thula Hampton, died on February 22, 2006, a resident of the Commonwealth of Virginia. Thula Hampton did not have a Will. She was not married and had no children. The one-fourth interest of Thula Hampton as a residuary beneficiary of the estate of Emma Lou Hampton is now vested in Thula Hampton's heirs at law.

The names and relationships, and percentage share owned by each heir is as follows:
Ruby Nell Groves (decedent's sister – 25% share), James Perry (decedent's brother – 25% share), Dorothy Smock (decedent's sister – 25% share), Barbara Ingel (Thula Hampton's sister – 8.33% share), Nancy Harvey (Thula Hampton's niece – 4.166% share), Joanne Hepburn (Thula Hampton's niece – 4.166% share), Mary Brennan (Thula Hampton's niece – 2.083% share), Cathy Hampton (Thula Hampton's niece – 2.083% share), Gloria Hampton (Thula Hampton's niece – 2.083% share), Granville Hampton, Jr. (Thula Hampton's nephew – 2.083% share).

NOTE: Nancy Harvey and Joanne Hepburn are the children of Thula Hampton's sister, Christine Snell, who predeceased her. Mary Brennan, Cathy Hampton, Gloria Hampton, and Granville Hampton, Jr. are the children of Thula Hampton's brother, Granville Hampton, Sr., who predeceased her.

All of the above-named heirs/beneficiaries are adults and none of them are believed to be incompetent.

Davidson County DEEDWARR
Recvd: 01/18/07 13:35 5 pgs
Fees:28.00 Taxes:308.95
20070118-0007464

Ruby Groves and Ruby Nell Groves are one and the same person. Cathy Hampton and Kathy Hampton are one and the same person.

Property address: 3308 Courtney Court, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above described tract or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for the Restrictions of record in Book 2860, page 283, Register's Office of Davidson County, Tennessee, all matters shown on the above-referenced plat, state and local planning,, zoning and building regulations, all visible, non visible, recorded and unrecorded easements, and the 2007 real estate taxes. The house and property are being sold and purchased in "as is" condition.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said GRANTEE, his heirs and assigns, against all lawful claims of all persons whomsoever EXCEPT as hereinabove set forth.

IN TESTIMONY WHEREOF, we have hereunto set my signature, this the 5 day of January, 2007.

Ruby Nell Groves

Nancy Harvey By Ruby Nell Groves
Nancy Harvey by Ruby Nell Groves, attorney-in-fact by
Power of Attorney of record in Instrument No. 20070102-0000648

James Perry By Ruby Nell Groves
James Perry by Ruby Nell Groves, attorney-in-fact by
Power of Attorney of record in Instrument No. 20070102-0000649

Dorothy Smock By Ruby N Groves
Dorothy Smock by Ruby Nell Groves, attorney-in-fact by
Power of Attorney of record in Instrument No. 20070102-0000650

Barbara Ingel By Ruby Nell Groves
Barbara Ingel by Ruby Nell Groves, attorney-in-fact by
Power of Attorney of record in Instrument No. 20070102-0000651

Gloria Hampton By Ruby Nell Groves
Gloria Hampton by Ruby Nell Groves, attorney-in-fact by
Power of Attorney of record in Instrument No. 20070102-0000652

Mary Brennan By Ruby Nell Groves
Mary Brennan by Ruby Nell Groves, attorney-in-fact by
Power of Attorney of record in Instrument No. 20070102-0000653

Joanne Hepburn By Ruby Nell Groves
Joanne Hepburn by Ruby Nell Groves, attorney-in-fact by
Power of Attorney of record in Instrument No. 20070102-0000654

Cathy Hampton By Ruby Nell Groves
Cathy Hampton by Ruby Nell Groves, attorney-in-fact by
Power of Attorney of record in Instrument No. 20070102-0000655

Granville Hampton Jr By Ruby Nell Groves
Granville Hampton, Jr. by Ruby Nell Groves, attorney-in-fact by
Power of Attorney of record in Instrument No. 20070102-0000656

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 Ruby Nell Groves, the grantor, 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 and official seal this the 5th day January, 2007.

NOTARY PUBLIC
My commission expires: 1 9 /23/09

BRUCE N. OLDHAM NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and state, Ruby Nell Groves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the foregoing instrument on behalf of Nancy Harvey, by Power of Attorney and who acknowledged that she executed the same as the free act and deed of Nancy Harvey.

WITNESS MY HAND and official seal this the 5th day of January, 2007.

NOTARY PUBLIC
My commission expires: 9 /23 /08

BRUCE N. OLDHAM NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and state, Ruby Nell Groves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the foregoing instrument on behalf of James Perry, by Power of Attorney and who acknowledged that she executed the same as the free act and deed of James Perry.

WITNESS MY HAND and official seal this the 5th day of January, 2007.

NOTARY PUBLIC
My commission expires: 9/23/08

BRUCE N. OLDHAM NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and state, Ruby Nell Groves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the foregoing instrument on behalf of Dorothy Smock, by Power of Attorney and who acknowledged that she executed the same as the free act and deed of Dorothy Smock.

WITNESS MY HAND and official seal this the 5th day of January, 2007.

NOTARY PUBLIC
My commission expires: 9/23/08

BRUCE N. OLDHAM NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and state, Ruby Nell Groves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the foregoing instrument on behalf of Barbara Ingel, by Power of Attorney and who acknowledged that she executed the same as the free act and deed of Barbara Ingel.

WITNESS MY HAND and official seal this the 5th day of January, 2007.

NOTARY PUBLIC
My commission expires: 9/23/08

BRUCE N. OLDHAM NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and state, Ruby Nell Groves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the foregoing instrument on behalf of Gloria Hampton, by Power of Attorney and who acknowledged that she executed the same as the free act and deed of Gloria Hampton.

WITNESS MY HAND and official seal this the 5th day of January, 2007.

NOTARY PUBLIC
My commission expires: 9/23/08

BRUCE N. OLDHAM NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and state, Ruby Nell Groves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the foregoing instrument on behalf of Mary Brennan, by Power of Attorney and who acknowledged that she executed the same as the free act and deed of Mary Brennan.

WITNESS MY HAND and official seal this the 5th day of January, 2007.

NOTARY PUBLIC
My commission expires: 9/23/08

BRUCE N. OLDHAM NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and state, Ruby Nell Groves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the foregoing instrument on behalf of Joanne Hepburn, by Power of Attorney, and who acknowledged that she executed the same as the free act and deed of Joanne Hepburn.

WITNESS MY HAND and official seal this the 5th day of January, 2007.

NOTARY PUBLIC
My commission expires: 9/23/08

BRUCE N. OLDHAM NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and state, Ruby Nell Groves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the foregoing instrument on behalf of Cathy Hampton, by Power of Attorney, and who acknowledged that she executed the same as the free act and deed of Cathy Hampton.

WITNESS MY HAND and official seal this the 5th day of January, 2007.

NOTARY PUBLIC
My commission expires: 9/23/08

BRUCE N. OLDHAM NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and state, Ruby Nell Groves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the foregoing instrument on behalf of Granville Hampton, Jr., by Power of Attorney and who acknowledged that she executed the same as the free act and deed of Granville Hampton, Jr.

WITNESS MY HAND and official seal this the 5th day of January, 2007.

NOTARY PUBLIC
My commission expires: 9/23/08

BRUCE N. OLDHAM NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $83,500.00.

Affiant

Subscribed and sworn to before me this
the 5 day of January, 2007.

NOTARY PUBLIC
My commission expires: 9/23/08

BRUCE N. OLDHAM NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE