RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

PREPARED BY WHITE, REGEN & GARTON, PLC, P. O. BOX 190, DICKSON, TN 37056

N-1150

Map 155-07-0-A-020.00 CO

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty-Five Thousand and No/100 Dollars ($325,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **Ramesh B. Pavuluri** and wife, **Vijaya L. Pavuluri,** have bargained and sold, and by these presents do transfer and convey unto **Michael M. Murphy** and wife, **Susan P. Murphy** (the "Grantees"), their heirs and assigns, the real property being described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their heirs and assigns, forever.

AND WE HEREBY COVENANT with the Grantees that we are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise disclosed in Exhibit B, which is attached hereto and incorporated herein by reference (the "Permitted Exceptions").

AND WE FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to Property to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands this 29th (02) day of March, 2007.

Davidson County DEEDWARR
Recvd: 04/02/07 12:15 4 pgs
Fees:23.00 Taxes:1202.50
20070402-0038934

Ramesh B. Pavuluri

Vijaya L. Pavuluri

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said state and county, the within named Ramesh B. Pavuluri, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 29th day of March, 2007.

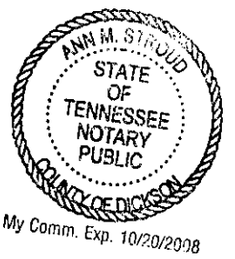
ANN M. STROUD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

My Comm. Exp. 10/20/2008

Notary Public

My Commission Expires:

10-20-08




STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said state and county, the within named Vijaya L. Pavuluri, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 29th day of March, 2007.

Ann M. Stroud
Notary Public

My Commission Expires:

10-20-08




**AFFIDAVIT**

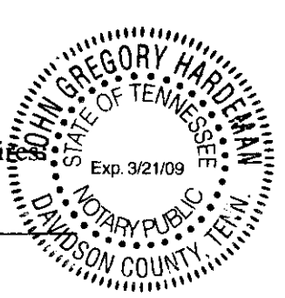
I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30 day of March, 2007.

Notary Public

My Commission Expires:




NAME AND ADDRESS OF OWNER(S):

Michael M. Murphy
7201 Forest Oaks Dr.
Nashville, TN 37221

SEND TAX BILLS TO:

Tennessee Bank & Trust
330 Mayfield Drive, Suite C-6
Franklin, TN 37067

**EXHIBIT A**

**Description of Property**

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Poplar Creek Estates, Phase III, Section "B" Resubdivision of Lots 7 and 8, of record in Plat Book 7900, page 993, as revised in Book 9700, page 123 and Book 6050, page 586, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ramesh B. Pavuluri and wife, Vijaya L. Pavuluri, by deed dated May 11, 1999, from John J. Gilbert and wife, Gina L. Gilbert, of record in Book 11481, page 95 said Register's Office.

**EXHIBIT B**

**Permitted Exceptions**

The Property is conveyed free and clear of all liens, encumbrances, and other defects in title, except as follows:

1. The matters appearing on the plan of Revision One to Final Plat of Poplar Creek Estates, Phase III, Section "B" Subdivision, of record in Book 7900 at page 123, amended in Book 9700 at page 123, and in Book 6050 at page 586, in the Register's Office of Davidson County, Tennessee.

2. The restrictive covenants, of record in Book 9472 at page 824 in the Register's Office of Davidson County, Tennessee.

3. The lien for Davidson County real property taxes for the current year.