Instrument Prepared by Prime Escrow, Inc., Richard A. Northcutt, Atty., 215 W. High St., Woodbury, TN 37190
based upon information provided by the parties

Name and Address of New Owner:
The Colleen B. Morton Trust
2212 Golden Oak Pl.
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 10/02/07 08:48 2 pgs
Fees:13.00 Taxes:777.00
20071002-0116936

Send Tax Bill to: New Owner

Map/Parcel: 051140A00300CO

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which being hereby acknowledged, I/we, MYRTLE B. BROWN, hereinafter called the Grantor(s) have bargained and sold and by these presents transfer(s) and convey(s) unto THE COLLEEN B. MORTON TRUST, the Grantee(s), his/her/their/its heirs, successors, and assigns, a certain tract or parcel of realty lying and being in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 3, on the Plan of Oakwood Estates, of record in Instrument No. 200005050045404, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ray D. Brown and wife, Myrtle B. Brown of record in Instrument No. 200102020010575, Register's Office for Davidson County, Tennessee. The said Ray D. Brown is now deceased.

Property Address: 2209 Golden Oak Pl., Madison, TN 37115

It is agreed and understood that possession of the premises shall be granted with delivery of the deed.

It is further agreed and understood that the 2007 county property taxes shall be prorated.

This conveyance is subject to utility easements of record in Deed Book 6807, Page 654 and Instrument No. 200001270008714; restrictions and bylaws of record in Instrument No. 200007130069428 and 20010020096900; Homeowner's charter of record in Instrument No. 200008070078337, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their heirs and assigns, forever; and Grantor(s) covenant(s) with said Grantee(s) that he/she/they is/are lawfully seized and possessed of said land in fee simple, have/has a good right to convey it and the same is unencumbered unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. (Whenever 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 my/our signature(s) on September 28, 2007.

Myrtle B. Brown by Daryl Brown by attorney in fact
MYRTLE B. BROWN, by Daryl Brown, her attorney-in-fact, pursuant to Power of Attorney of record in Instrument No. 20071002 0116935, Register's Office, Davidson County, Tennessee.

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for the said state and county, personally appeared MYRTLE B. BROWN, by Daryl Brown, as her Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Warranty Deed) on behalf of Myrtle B. Brown, and acknowledged that such person executed the same as the free act and deed of Myrtle B. Brown for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee on September 28, 2007.

NOTARY PUBLIC

My Commission Expires Oct. 27, 2008

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on September 28, 2007.

NOTARY PUBLIC

My Commission Expires 4-20-09