WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Heather Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2007.

Carol R. Rivers
Notary Public

MY COMMISSION EXPIRES: 11/10/08
(AFFIX SEAL)

CAROL R. RIVERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 10/09/07 12:03 2 pgs
Fees:13.00 Taxes:610.50
20071009-0120183

B-5524

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith Murray	Mortgage Lenders of America	090-15-0 050.00
(NAME)	(NAME)	
5311 Elkins Avenue	8400 West 110th Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Overland Park, KS 66210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, 5703 Building, L.L.C., a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith Murray and Susan Rodgers, husband and wife, 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 all of Lot No. 295, Charlotte Park Section Ten of record in Book 2900, Page 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to John S. Phipps, Jr., married and Robert E. Phipps, married and William M. Warfield, unmarried, a 1/3 undivided interest each by Warranty Deed dated October 28, 1987 from J. Jay Peeler, III, unmarried of record in Book 7394, Page 318, Register's Office for Davidson County, Tennessee. Being further conveyed to John S. Phipps, Jr, married and Robert E. Phipps, married equally by Quitclaim Deed dated June 19, 1995 from William M. Warfield of record in Book 9731, Page 614, Register's Office for Davidson County, Tennessee. Being further conveyed to 5703 Building, L.L.C., a Tennessee Limited Liability Company by Quitclaim Deed dated July 11, 2002 from John S. Phipps, Jr. and wife, Martha B. Phipps and Robert E. Phipps and wife, Nancy S. Phipps of record in Instrument Number 20020718-0086618, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 610 River Rouge Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 5th day of October, 2007.

5703 Building, L.L.C., a Tennessee Limited Liability Company

By: John S. Phipps Secretary
John S. Phipps, Jr., Secretary

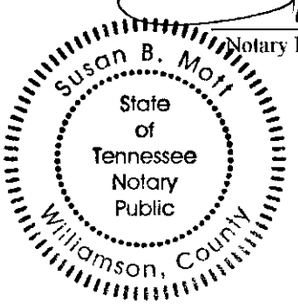
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John S. Phipps, Jr. with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Secretary respectively of the 5703 Building, L.L.C., a Tennessee Limited Liability Company, the within named bargainor, a corporation, and that he/she as such Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said John S. Phipps, Jr. as such Secretary .

Witness my hand and official seal at office at Brentwood, Tennessee on this October 5, 2007.

Susan B. Mott
Notary Public

My Commission Expires: 1-16-08



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027