THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27095-10-2007** **Record & Return To:** **Premier Title & Escrow, Inc.** **4301 Hillsboro Road, Suite 300** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $830,000.00. Affiant Subscribed and sworn to before me this 25th day of October, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

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

BOX 10-A

WARRANTY DEED

Address New Owner: Hampden D. Mepham, IV. Katherine H. Mepham 5924 Sedberry Road Nashville, TN 37205	**Send Tax Bills To:** HomeServices Lending LLC 2051 Killebrew Drive, Ste 500 Bloomington, MN 55425	**Tax Information:** Map and Parcel No.: 116090010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David C. Edwards and wife, Ashley W. Edwards**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine Hughes Mepham and husband, Hampden D. Mepham, IV.**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5924 Sedberry Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of October, 2007.

David C. Edwards

Ashley W. Edwards

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David C. Edwards and Ashley W. Edwards**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 10/26/07 11:26 2 pgs
Fees:13.00 Taxes:3071.00

20071026-0126750

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 306 on the Plan of Hillwood Estates, Section 12, as of record in Plat Book 2663, page 109, amended in Book 3074, page 163, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David C. Edwards and spouse, Ashley W. Edwards by Warranty Deed dated January 30, 2003 from Daniel L. Killman and wife, Kathryn R. Killman of record in Instrument No. 20030131-0013948, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 2663, page 109 and amended in Book 3074, page 163, Register's Office for Davidson County, Tennessee.