After Recording please return to:
This Instrument Prepared by:
Title Corporation of America
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0804100

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$305,000.00**

Affiant

Davidson County DEEDWARR
Recvd: 04/29/08 10:11 2 pg
Fees:13.00 Taxes:1128.50
20080429-0043528

Subscribed and sworn to before me, this 28th day of April, 2008

TAMILYN DERRYBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: May 21, 2010

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
James Lamphron 1201 FORT MORGAN PL Brentwood, TN 37027-1702	New Owners	171030A15900CO

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Jeffrey L. Fowler and Kristen A. Fowler, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Lamphron and Leah Lamphron, husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **DAVIDSON County, Tennessee,** described as follows; to-wit:

Lot 78 on the Plan of Section 6A, Fredericksburg, (referred to as Fredricksburg in prior Deed) of record in Book 7900, page 509, amended in Book 9700, page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey L. Fowler and wife Kristen A. Fowler, by Warranty Deed from Alexander Ross Fischer and wife, Melissa H. Fischer, dated July 30, 2002 and filed for record in Instrument No. 20020805-0093155, in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2008 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as
1201 FORT MORGAN PL, BRENTWOOD, Tennessee 37027-1702
DAVIDSON County, Tennessee

Init JLF Init KAF

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, Jeffrey L. Fowler and Kristen A. Fowler, sign this Warranty Deed on this the 28th day of April, 2008.

Jeffrey L. Fowler

Kristen A. Fowler

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey L. Fowler** and **Kristen A. Fowler,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 28th day of April, 2008.

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
May 2, 2010