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Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

File Box 30

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***380,000.00.

Affiant

Subscribed and sworn to before me this 29th day of August 2008.

Notary Public

My Commission Expires: 9/30/09

Davidson County DEEDWARR
Recvd: 09/09/08 11:38 2 pg
Fees:13.00 Taxes:1406.00
20080909-0092186

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Scott G. Murphree 5412 Hearthstone Lane Brentwood, Tennessee 37027	Citimortgage, Inc. 1000 Technology Drive O'Fallon, Missouri 63368	MAP 160-11-0 A PARCEL 096.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Thousand and 00/100 Dollars ($***380,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, Fletcher Foster, unmarried, and Jess William Foster and wife, Lesta Foster, each owning an undivided One-third (1/3) interest as tenants in common with right of survivorship (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Scott G. Murphree, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 96 on the Plan of Phases II, III and IV, Hemmingwood, of record in Plat Book 6900, pages 7 and 8, in the 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 Fletcher Foster, unmarried, and Jess William Foster, married, and Lesta Foster, married, an undivided One-third (1/3) interest each as tenants in common with right of survivorship, by Warranty Deed dated February 15, 2007, from Enos D. Peeler, unmarried, of record as Instrument No. 20070216-0019806 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5412 Hearthstone Lane, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on the Plan of Phase II, III, & IV, Hemmingwood, of record in Book 6900, pages 7 and 8, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 29th day of August 2008.

Fletcher Foster

Jess William Foster

BY: Fletcher Foster
Fletcher Foster, Attorney in Fact

Lesta Foster

BY: Fletcher Foster
Fletcher Foster, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fletcher Foster, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of August 2008.

Notary Public

My Commission Expires: 9.22.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fletcher Foster, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jess William Foster and Lesta Foster, and acknowledged that he executed the same as the free act and deed of the said Jess William Foster and Lesta Foster.

WITNESS my hand and seal this 29th day of August 2008.

Notary Public

My Commission Expires: 9.22.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY