WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,900.00

Susan Newton
Affiant

Subscribed and sworn to before me, this 26TH DAY OF MARCH, 2010.

Donna C. Pionk
Notary Public

MY COMMISSION EXPIRES: 1-9-2012
(AFFIX SEAL)

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SETH M. MURRAY an unmarried man	Franklin American Mortgage Company	Map 82.04 Parcel 169
812 West Greenwood Avenue (ADDRESS)	501 Corporate Centre Dr Suite 400 (ADDRESS)	082 04 0 169
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we UPGRADES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, FRANK MATHERLEY AND JASON MATHERLEY, INDIVIDUALLY AND AS MEMBERS OF SAID LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SETH M. MURRAY an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 55, AS SHOWN ON THE MAP ENTITLED THORNBY PLACE, OF RECORD AS PLAT BOOK 332, PAGE 3, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.
BEING THE SAME PROPERTY CONVEYED TO UPGRADES, LLC, BY DEED FROM WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE MLMI TRUST SERIES 2006-HE1, OF RECORD AS INSTRUMENT NO. 20071226-0146999, DATED OCTOBER 19, 2007, SAID REGISTER'S OFFICE. UPGRADES, LLC WAS ADMINISTRATIVELY DISSOLVED BY THE STATE OF TENNESSEE ON AUGUST 17, 2009 AND PURSUANT TO THE OPERATING AGREEMENT OF UPGRADES, LLC, THE PROPERTY IS TO BE DIVIDED BETWEEN IT'S TWO MEMBERS, FRANK MATHERLEY (51%) AND JASON MATHERLEY (49%).
THIS IS NOT MARITAL PROPERTY AND NO SPOUSE HAS ANY INTEREST WHATSOEVER.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 812 West Greenwood Avenue, Nashville, TN 37206
(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 my/our hand(s) this 26th day of March, 2010.

BILL GARRETT, Davidson County
Trans:T20100017907 DEEDWARR
Recvd: 03/29/10 08:24 3 pgs
Fees:18.00 Taxes:317.83
20100329-0022877

WARRANTY DEED
(Continued)

UPGRADES, LLC, a Tennessee limited liability company

BY: _____
Frank Matherley, Chief Member

BY: Jason Matherley member
Jason Matherley, Member

_____
Frank Matherley, individually

Jason Matherley
Jason Matherley, individually

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Frank Matherly and Jason Matherly, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be all of the members (or other officer authorized to execute the instrument) of UPGRADES, LLC, the within named bargainor, a limited liability company, and that as such members, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as all of the members of said LLC.

Witness my hand and official seal, at office, on this the 15 day of March, 2010.

Denise C Allis Notary Public
My commission expires: _____

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

MY COMMISSION EXPIRES
May 08, 2012

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personal Acknowledgment [TCA § 66-22-107(a)]

State of TENNESSEE)
County of DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, FRANK MATHERLEY, the within named 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, at office, this 15 day of March, 2010.

Denise C. Allis
Notary Public

DENISE C. ALLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: ~~MY COMMISSION EXPIRES~~ May 08, 2012

Personal Acknowledgment [TCA § 66-22-107(a)]

State of TENNESSEE)
County of DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JASON MATHERLEY, the within named 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, at office, this 15 day of March, 2010.

Denise C. Allis
Notary Public

DENISE C. ALLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: _____

MY COMMISSION EXPIRES
May 08, 2012