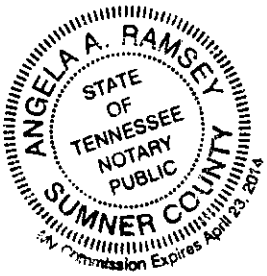
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2012

Notary Public:

MY COMMISSION EXPIRES: 4/23/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lawrence B. Thurman	BANK OF AMERICA	Parcel ID:
4852 Peninsula Pointe Drive	840 CRESCENT CENTER DR.	097160a08300
Hermitage, TN 37076	FRANKLIN TN 37067	

FOR AND IN 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

James T. Sprouse, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Lawrence B. Thurman

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 Lot No. 14, on the Plan of The Peninsula, Phase Three, Section Two, of record in Plat Book 9700, Page 841, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James T. Sprouse, unmarried, by deed from Jeffrey A. Johnson and wife, Mindy Johnson, of record in Instrument 20010822-0090748, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 9654, Page 693; Book 9754, Page 35; Book 9977, Page 359; Book 10333, Page 219; Book 10973, Page 39; Book 11181, Page 371; Book 11258, Page 85; and Instrument 200303130033780, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 841, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4852 Peninsula Pointe Drive, Hermitage, TN 37076

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 hand this 29th day of May, 2012.

James T. Sprouse

BILL GARRETT, Davidson County
Trans:T20120042878 DEEDWARR
Recvd: 06/11/12 12:25 2 pgs
Fees:13.00 Taxes:888.00

20120611-0050842

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 James T. Sprouse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of May, 2012.

My Commission Expires: 11-17-14

Notary Public

BRENDA W. HENDERSON NOTARY PUBLIC WILLIAMSON COUNTY, TN