WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 645,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 2001.

Notary Public

My Commission Expires: 10/22/01
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/20/01 08:37 2pgs
Fees:13.00 Taxes:2386.50
20010720-0076971

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:
William K. Rusak and Mary Vera Rusak
43 Annandale Drive
Nashville, TN 37215

Send Tax Bills To:
Raymond James Bank, FSB
P.O. Box 11628
St. Petersburg, FL 33733-1628

Map Parcel No.
Map 158-04-0-A
Parcel 63.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **RICKY R. BLACKBURN AND WIFE, KAREN S. BLACKBURN**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **WILLIAM K. RUSAK AND MARY VERA RUSAK, HUSBAND AND WIFE**, hereinafter called Grantee, 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. 20 on the plan of Otter Wood Section 2, Revised as of record in Book 6900, pages 598-602, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ricky R. Blackburn and Wife, Karen S. Blackburn, by warranty deed from Martin I. Perlmutter and Wife, Lisa B. Adams, of record in Instrument No. 20001012-0101550 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2001 and subsequent years, a lien which is not yet due and payable.

b. All matters as set out on the plan of record in Book 6900, pages 598-602, Register's Office for Davidson County, Tennessee.

c. Covenants, Conditions, Restrictions, Reservations, Easements, Liens and Assessments of record in Book 7260, page 483, Register's office for Davidson County, Tennessee.

d. Charter for Otterwood Homeowner's Association of record in Book 7292, page 315, and amended in Book 8762, page 199, Register's Office for Davidson County, Tennessee.

e. By-Laws of Otterwood Homeowner's Association of record in Book 7260, page 505, Register's office for Davidson County, Tennessee.

f. Deed of Conveyance of Waterlines of record in Book 8287, page 64, Register's Office for Davidson County, Tennessee.

g. Right of Way Easements for Transmission Lines of record in Book 2248, page 618, Book 2249, page 86, and Book 2271, page 196, Register's Office for Davidson County, Tennessee.

h. Grant of Easements for Ingress and Egress recorded in Book 7667, page 218, Register's Office for Davidson County, Tennessee.

i. Deed of conveyance of sanitary sewer lines of record in Book 7474, page 695 and in Book 8204, page 243, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 43 Annandale Drive, Nashville, TN 37215.

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 person 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 16th day of July, 2001.

Ricky R. Blackburn

Karen S. Blackburn

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Ricky R. Blackburn and Wife, Karen S. Blackburn, within named bargainors, 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 and official seal, in Franklin, Tennessee, the 16th day of July, 2001.

THOMAS SIDWELL NOTARY PUBLIC

Notary Public

My commission expires: 10/22/01