RETURN TO:
First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

N:4996

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14996

Davidson County DEEDWARR
Recvd: 04/16/07 09:51 2 pgs
Fees:13.00 Taxes:370.00
20070416-0045054

Property Address:
306 Pitts Ave., Old Hickory, TN 37138 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jesse P. Pilote, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Nathan P. Webb and wife, Jacqualine W. Webb**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, and being further described as follows, to-wit:

Beginning at an iron pin in the Southerly margin of Pitts Avenue and the Northwest corner of tract of land deeded to Junior Fox and wife, Ora Fox by Derrick Sloan and wife, Hope Sloan recorded in Deed Book 5796, Page 879, in the Register's Office for Davidson County, Tennessee; thence along the Southerly margin of Pitts Avenue South 65 deg. 16 min. East 114.7 feet to an iron pin; thence leaving Pitts Avenue South 12 deg. 32 min. West 115.4 feet to an iron pin; thence North 87 deg. 44 min. West 80.4 feet to an iron pin in an existing fence; thence along said fence North 00 deg. 26 min. East 157.5 feet to an iron pin in the Southerly margin of Pitts Avenue being the point of beginning.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Jacqueline L. Langford, Unmarried, dated October 31, 2002, and recorded November 5, 2002, in the Register's Office for Davidson County, Tennessee, Instrument Number 200211050135928.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 5 day of April, 2007.

_____{Seal}
Jesse P. Pilote

State of TENNESSEE
County of DAVIDSON

On this the 5th day of April, 2007, before me, the undersigned officer, personally appeared Jesse P. Pilote, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

GWENDOLYN SHORES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

_____
Notary Public

My Commission expires: Aug 6 2007

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $100,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 5th of April, 2007.

GWENDOLYN SHORES NOTARY PUBLIC AT LARGE WILSON CO TENN

_____
Notary Public

My Commission expires: Aug 6, 2007

Name of Owner and Property Address:
Nathan P. Webb and Jacqualine W. Webb
306 Pitts Avenue

Old Hickory, TN 37138

Person Or Entity Responsible For Payment Of Taxes:
Nathan P. Webb and Jacqualine W. Webb
SunTrust Mortgage Inc

PO Box 57028, Irvine, CA 92619-7028

Tax Parcel ID#: 053-16-0-145.00