Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #08-1093

Davidson County DEEDWARR
Recvd: 03/19/08 11:31 2 pgs
Fees:13.00 Taxes:434.75
20080319-0027714

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Binkley and wife, April Binkley**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **John Britt Blackburn and Heather Nicole Blackburn, husband and wife**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 90 on the Plan of Cloverdale, Section II and Revision of Lots 21 and 22, Section 1, as of record in Book 2133, page 58, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Binkley and wife, April Binkley by deed from Susan C. Walkden, Executrix of the Estate of Robert M. Campbell, Sr. dated November 30, 2007 of record in Instrument No. 20071206-0141302, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2217 Larimore Drive, Nashville, TN, 37214.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 14th day of March, 2008.

Christopher Binkley

April Binkley

State of Tennessee)
County of Davidson)

On this 14th day of March, 2008, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Christopher Binkley and April Binkley, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 117,500.00.

X April Binkley
Affiant

Sworn and subscribed before me on this the 14th day of March, 2008.

Notary Public

My Commission Expires: 7-25-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
John Britt Blackburn 2217 Larimore Drive Nashville, TN 37214	Pinnacle National Bank 211 Commerce St., Ste 300 Nashville, TN 37201	95-11-62