WARRANTY DEED

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00.

Affiant

Subscribed and sworn to me on April 7, 2008.

Tara Steward
NOTARY PUBLIC

My Commission Expires: 8/23/11

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 04/09/08 09:39 3 pgs
Fees:18.00 Taxes:1147.00
20080409-0035729

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert J. and Jessica H. Webster 909 Caruthers Avenue Nashville, TN 37204	Renasant Bank 600 Century Park South, Ste. 200 Birmingham, AL 35226	117-01-0-264.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHARLES OTIS BLACKMON, unmarried**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ROBERT J. WEBSTER and WIFE, JESSICA H. WEBSTER,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, being Lot No. 24 and the westerly half of Lot No. 25 on the Plan of Montrose Place of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 and part of Lot No. 25 front together 75.0 feet on the southerly side of Caruthers Avenue and run back between parallel lines 170.0 feet to an alley.

Being the same property conveyed to Charles Otis Blackmon, unmarried from Andrew Wilson Henderson and wife, Nibal Petro-Henderson, by Warranty Deed dated April 4, 2003 of record in Instrument No. 20030408-0046450, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. Subject to matters shown on the plan of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 909 Caruthers Avenue, Nashville, TN 37204.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever

defend the title to the said land to the said GRANTEES, their successors 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 our hands on April 7, 2008.

Charles Otis Blackmon

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 7, 2008, before me personally appeared Charles Otis Blackmon to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 7, 2008.

Tara Steward
NOTARY PUBLIC

My Commission Expires: 8/23/11

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, John Webb, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-23-2010.

JOHN WEBB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY