Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00 .

Robert H. Walker
Affiant

Subscribed and sworn to before me this 16th day of May, 2008.

Notary Public
My Commission Expires 1/9/2012

Davidson County DEEDWARR
Recvd: 05/27/08 10:05 2 pgs
Fees:13.00 Taxes:1332.00
20080527-0053456

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

08-0190

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robert H. Walker	Pinnacle National Bank	116-16-12
4015 Dorcas Drive	7040 Carothers Parkway	
Nashville, TN 37215	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Barton Webster, Executrix of the estate of Dorothy Barton Webster** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert H. Walker**, hereinafter called the GRANTEE(S), their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Evergreen Heights, Part Two, of record in Plat Book 1835, Page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 13 fronts on the westerly margin of Dorcas Drive and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Frank W. Webster and spouse, Dorothy B. Webster by deed from Mrs. Martha F. Smith, a single person, dated November 22, 1991, recorded on November 25, 1991, of record in Book 8493, Page 928, Register's Office for Davidson County, Tennessee. Frank W. Webster predeceased Dorothy B. Webster and title having vested in Dorothy B. Webster by operation of law. Dorothy B. Webster died testate March 1, 2007 and devised said property to Barton Webster by Last Will and Testament of Dorothy Barton Webster, deceased, of record in Docket No. 07P-1045, Probate Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4015 Dorcas 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 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 this 16th day of May, 2008.

Barton Webster, Executrix
Barton Webster, Executrix

Barton Webster
Barton Webster, Individually

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 Barton Webster, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who upon oath, acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the estate of Dorothy Barton Webster and that she is authorized by The estate of Dorothy Barton Webster to execute this instrument on its behalf by herself as such Executrix.

Witness my hand and official seal at FRANKLIN, Tennessee, this 16th day of May, 2008.

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 1/9/2012

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Barton Webster the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at FRANKLIN, Tennessee, this 16th day of May, 2008.

Notary Public

My Commission Expires: 1/9/2012

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE