(1)

WARRANTY DEED

State of Tennessee)
County of Williamson)

G#4200-2

The actual consideration or value, whichever is greater, for this transfer is **$324,000.00.**

JoAnn B Isenord
Affiant

Subscribed and sworn to before me, this the 1st day of April, 2009.

Notary Public

My commission expires: 4/22/09
(AFFIX SEAL)

LARRYN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20090024876 DEEDWARR
Recvd: 04/15/09 13:45 2 pgs
Fees:13.00 Taxes:1198.80
20090415-0034226

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Douglas W. Webster and Cindi Rothman-Webster	Cartus Home Loans	**Map 180-02-0-A Parcel 019.00co**
1009 Stone Ridge Drive	1 Mortgage Way	
Nashville, TN 37211	Mt. Laurel, NJ 08054	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeffrey A. Pratt, an unmarried man, and Jennifer Pratt, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Douglas W. Webster and wife, Cindi Rothman-Webster

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 83 on the Plan of The Ridge at Stone Creek, Section 1, a Planned Unit Development, as of record in Instrument No. 20031027-0157621, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jeffrey A. Pratt and Jennifer Pratt, husband and wife, by Warranty Deed dated December 12, 2006, from Drees Premier Homes, Inc., an Ohio corporation, of record in Instrument No. 20061218-0155380, Register's Office for Davidson County, Tennessee. The parties having since divorced.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS instrument is being executed on behalf of Jeffrey A. Pratt, pursuant to a Power of Attorney executed by him on the 23rd day of March, 2009, of record in Instrument No. 20090415-0034225, Register's Office for Davidson County, Tennessee.

THIS is IMPROVED (_X_) unimproved (____) property, known as: **1009 Stone Ridge Drive, Nashville, TN 37211**.

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 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 my/our hand(s) this **13th** day of **March, 2009.**

Jeffrey A. Pratt

By: Atty. in Fact
William J. Pratt, Attorney-In-Fact

Jennifer Pratt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jennifer Pratt,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **April, 2009.**

Notary Public

My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **William J. Pratt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Jeffrey A. Pratt,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jeffrey A. Pratt** for the purpose therein contained, by signing the name of **Jeffrey A. Pratt** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **April, 2009.**

Notary Public

My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.