BOX #14A

| WARRANTY DEED | State of Tennessee ) G#21916-7<br>County of Davidson )<br><br>The actual consideration or value, whichever is greater, for this transfer is **$225,000.00.**<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 22nd day of April, 2009.<br><br>Notary Public<br><br>My commission expires: 2/24/13<br>(AFFIX SEAL) |
|---|

BILL GARRETT, Davidson County
Trans:T20090026589 DEEDWARR
Recvd: 04/22/09 14:02 2 pgs
Fees:13.00 Taxes:832.50
20090422-0036609

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

JOHN T. COOK NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Whittemore Development, LLC** | **"New Owner"** | **Map 092-12-0 Parcel 503.00** |
| **c/o P. O. Box 81** | | |
| **Arrington, TN 77014-0081** | | |

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, WE,

**George M. Blackburn, Jr. and wife, June B. Blackburn**

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

**Whittemore Development, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**BEING an undivided Fifty (50%) percent interest in the following described property:**

**LAND in Davidson County, Tennessee, being Lot No. 2 on the Re-Subdivision of Lots 272, 273, 274, and 275, being a part of the Boyd Home Place, as of record in Book 3842, Page 104, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**INCLUDED but EXCLUDED is the property vested in the Metropolitan Government of Nashville and Davidson County, Tennessee, by Consent Order of record in Book 5230, Page 188, Register's Office for Davidson County, Tennessee.**

**BEING the same property conveyed to George M. Blackburn, Jr., and wife, June B. Blackburn, as to their one-half undivided interest, by Warranty Deed from Franklin L. Turner and wife, Peggy B. Turner, of record in Book 5077, Page 604, and being the same property conveyed to Whittemore Development, LLC, a Tennessee limited liability company, as to an undivided Fifty (50%) percent interest, by Warranty Deed from Overton Development Corporation, a Tennessee corporation, of record in Instrument No. 20090326-0027117, Register's Office for Davidson County, Tennessee. The said George M. Blackburn, Jr., and wife, June B. Blackburn, conveyed their one-half undivided interest to George M. Blackburn, Jr., and wife, June B. Blackburn, Trustees, or their successors in trust under the George and June Blackburn Trust, by Quitclaim Deed dated January 26, 1995, of record in Book 9582, Page 832, said Register's Office. The said George M. Blackburn, Jr., and wife, June B. Blackburn, Trustees of the George and June Blackburn Trust, u/a/d January 26, 1995, further conveyed their one-half undivided interest to George M. Blackburn, Jr., and wife, June B. Blackburn, as tenants-by-the-entirety, by Quitclaim Deed dated August 30, 2007, of record in Instrument No. 20090326-0027124, said Register's Office.**

**THIS instrument is being executed on behalf of June B. Blackburn, pursuant to a Power of Attorney executed by her on the 7th day of September, 2007, of record in Instrument No. 20090422-0036608, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.**

This is IMPROVED (__X__) unimproved (____) property, known as: **1823 Charlotte Avenue, Nashville, TN 37203**.

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 **22nd** day of **April, 2009.**

**George M. Blackburn, Jr.**

**June B. Blackburn**
By my Attorney-In-Fact

By: _____
**George M. Blackburn, Jr., Attorney-In-Fact**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

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

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **April, 2009.**

**Notary Public**

JOHN T. COOK NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**My Commission Expires:** 2/24/13

**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 **George M. Blackburn, Jr.,** 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 **June B. Blackburn,** 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 **June B. Blackburn** for the purpose therein contained, by signing the name of **June B. Blackburn** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **April, 2009.**

**Notary Public**

JOHN T. COOK NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**My Commission Expires:** 2/24/13