THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30550-04-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,650,000.00. Deborah K Pitts Affiant Subscribed and sworn to before me this 25th day of April, 2012. Notary Public My Commission Expires:

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

GAYLE E. MUDTER JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Address New Owner: William V. B. Webb Nancy G. Webb 114 Clarendon Avenue Nashville, TN 37205	**Send Tax Bills To:** Nashville Bank + Trust 4525 Hardins Road #300 Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 116 100 00700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Keith B. Pitts and wife, Deborah K. Pitts**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William V. B. Webb and wife, Nancy G. Webb** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 114 Clarendon Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120031371 DEEDWARR
Recvd: 04/30/12 13:15 3 pgs
Fees:18.00 Taxes:9805.00
20120430-0036718

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of April, 2012.

Keith B. Pitts by Deborah K. Pitts

Keith B. Pitts
BY: Deborah K. Pitts, Attorney-In-Fact

Deborah K. Pitts

Deborah K. Pitts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Deborah K. Pitts**, 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, at office, this 25th day of April, 2012.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 8, 2012

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Deborah K. Pitts, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Keith B. Pitts and is authorized by the said Keith B. Pitts to executed this instrument on his behalf.

Witness my hand, at Office, this 25th day of April, 2012.

Notary Public

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 9 and part of Lot No. 8 of Deerfield, a subdivision of part of the homeplace of Johnson Bransford and wife, a plan of which is of record in Book 547, pages 191 and 192, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 105.45 feet on the north side of Clarendon Avenue, and extends back in a northerly direction between lines 208.9 feet on its westerly margin and 205.9 feet on its easterly margin to a dead line, measuring 100 feet on said dead line.

Said part of Lot No. 8 adjoins Lot No. 9 on Lot No. 9's easterly side and fronts 90 feet on the north side of Clarendon Avenue, and extends back in a northerly direction between lines 205.9 feet on its westerly margin and 205.9 feet on its easterly margin to a dead line and said dead line measures 87 feet, more or less.

Being the same property conveyed to Keith B. Pitts and wife, Deborah K. Pitts, by deed dated June 2, 2000, from Robert P. Corker, Jr. and wife, Elizabeth A. Corker, of record in Instrument No. 20000605-0055641, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 547, pages 191 and 192, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer to City of Belle Meade of record in Book 5786, page 930, Register's Office for Davidson County, Tennessee.