Title Box 8

THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Road, #AT0 Nashville, Tennessee 37 LARGE FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 18772	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $277,000.00 Affiant Subscribed and sworn to before me, this 15th day of March, 2002. Notary Public My Commission Expires:

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS. EDWARD A. RODE	Bank of America	MAP 142-16-A
1221 Bedfordshire Court	2059 North Lake Parkway	PARCEL 55
Nashville, Tennessee 37221	Tucker GA 30084	FB# 9D79197

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, STEPHEN A. BENSON AND WIFE, KATHLEEN H. BENSON, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to EDWARD A. RODE AND WIFE, TRACY T. RODE, ("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 1221 Bedfordshire Court, Nashville, Tennessee 37221.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of March, 2002.

Davidson County DEEDWARR
Recvd: 03/18/02 15:37 2pgs
Fees:13.00 Taxes:1024.90
20020318-0033643

STEPHEN A. BENSON

KATHLEEN H. BENSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN A. BENSON AND KATHLEEN H. BENSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2002.

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Phase Two of Devon Park, as of record in Plat Book 6250, page 432, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen A. Benson and wife, Kathleen H. Benson by deed from H and P Properties of record in Book 7172, page 102, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6176, page 7, Book 6541, page 542; (3) By-Laws of record in Book 8276, page 53; (4) Charter of record in Book 7872, page 862; (5) Easements of record in Book 5258, page 278, Book 5473, page 175, Book 4603, page 495; (6) Agreement of record in Book 6503, page 144, Book 6145, page 252; and (7) All matters appearing on the Plan of record in Plat Book 6250, page 432, said Register's Office.