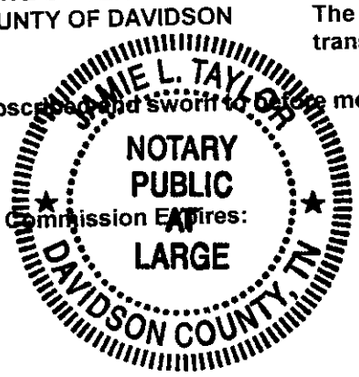
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Subscribed and sworn to before me, this 22nd day of March, 2002.




Thomas E. Rader
Affiant

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 24, 2005
9-24-05

Jamie L. Taylor
Notary Public

Davidson County DEEDWARR
Recvd: 03/28/02 12:05 2pgs
Fees:13.00 Taxes:55.50

20020328-0038293

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
*TAYLOR TITLE & ESCROW, INC.*
*51 CENTURY BOULEVARD, SUITE 130*
*NASHVILLE, TENNESSEE 37214*

| NAME & ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| THOMAS E. RADER<br>405 CEDAR VALLEY DRIVE<br>NASHVILLE, TENNESSEE 37211<br><br>MAP & PARCEL NO. 162-13-0/033.00 | THOMAS E. RADER<br>270 CEDARVIEW DRIVE<br>ANTIOCH, TN 37013 |

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,

*C. H. EMBERTON and wife, SEPAL EMBERTON,*

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

*THOMAS E. RADER, and wife, HOLLY RADER,*

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Cedarwood Estates, Section One, Revised of record in Plat Book 4615, page 62, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to C.H. Emberton and wife, Robbie C. Emberton by Warranty Deed from Carole Darrell, unmarried, dated September 5, 1986, and filed of record on September 8, 1986, in Book 6972, page 138, Register's Office for Davidson County, Tennessee. The said Robbie C. Emberton, having since died.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2002, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 4675, PAGE 33; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 4753, PAGE 683; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS UNIMPROVED PROPERTY KNOWN AS: 405 CEDAR VALLEY DRIVE, NASHVILLE, TENNESSEE 37211, AND AFTER IMPROVEMENTS ARE MADE, WILL BE KNOWN AS 405 & 407 CEDAR VALLEY DRIVE, NASHVILLE, TENNESSEE 37211

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 MY HAND THIS 22ND DAY OF MARCH, 2002.

C. H. EMBERTON

SEPAL EMBERTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of March, 2002, before me personally appeared C. H. Emberton and wife, Sepal Emberton, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal.

My Commission Expires:

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Notary Public

==========

WARRANTY DEED

==========