STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $119,000.00.

Subscribed and sworn to before me, this 19th day of March, 2002.

Affiant

Notary Public

My Commission Expires:

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

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Davidson County DEEDWARR
Recvd: 04/02/02 15:16 2pgs
Fees:13.00 Taxes:440.30

20020402-0040013

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TENNESSEE 37138

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
JOHNNY S. WEDDERBURN and wife, LOIS D. WEDDERBURN 4900 DOLPHIN DRIVE NASHVILLE, TN 37211 MAP & PARCEL NO. 133-16-0/074.00	Johnny S. Wedderburn 2199 South Ibalia Street Aurora, CO 80013-1051

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,

THOMAS E. RADER and wife, HOLLY RADER,

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

JOHNNY S. WEDDERBURN and wife, LOIS D. WEDDERBURN,

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. 9 on the Plan of Kenilworth Estates, Section 3, as of record in Book 2900, pages 149 and 150, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Dolphin Drive at the corner of Lots Nos. 9 and 10; thence with the line between the said two lots, easterly 78.4 feet to the corner of the Lots Nos. 8, 9, and 10; thence with the line between Lots Nos. 8 and 9: northeasterly 112.8 feet to the southwesterly margin of Tampa Drive; thence with the same, northwesterly 60 feet to the beginning of a curve to the left; thence around said curve, having a radius of 20 feet; southwesterly 31.4 feet to the easterly margin of Dolphin Drive; thence with the same southwesterly 111 feet to the beginning.

Being the same property conveyed to Thomas E. Rader, unmarried, by Warranty Deed from James Cecil Pyburn and wife, Oveta N. Pyburn, dated December 31, 1996, and filed of record on January 07, 1997, in Book 10312, page 767, Register's Office for Davidson County, Tennessee.

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 2900, PAGES 149 and 150; (C) RESTRICTIVE COVENANTS OF RECORD IN BOOK 3221, PAGE 445; 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 IMPROVED PROPERTY KNOWN AS: 4900 DOLPHIN DRIVE, NASHVILLE, TN 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 19TH DAY OF MARCH, 2001.

Thomas E. Rader
THOMAS E. RADER

Holly Rader
HOLLY RADER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of March, 2002, before me personally appeared Thomas E. Rader and wife, Holly Rader, 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 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

Jamie L. Taylor
Notary Public

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WARRANTY DEED

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