FILE BOX 45

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **April, 2002, by and between MICHAEL R. BORUM, UNMARRIED, hereinafter called Grantor, and T. ADAM RODGERS, UNMARRIED, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MICHAEL R. BORUM, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto T. ADAM RODGERS, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 410 CHADWELL DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

MICHAEL R. BORUM
Signature of Seller

Davidson County DEEDWARR
Recvd: 04/22/02 12:38 3pgs
Fees:18.00 Taxes:331.15

20020422-0049414

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot. No. 29 on the Map of Stratton Heights of reocrd in Plat Book 1835, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to MICHAEL R. BORUM, UNMARRIED, by Deed from BENJIMAN A. & LAVERNE LYNN, of record in BOOK 8881, PAGE 563, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 51-4, PARCEL 33).

2. All matters as set forth on the Plan of Stratton Heights, of record in Plat Book 1835, page 13, said Register's Office, which plan includes a 30-foot minimum building setback line from Chadwell Drive; a 10-foot public utility and drainage easement along the rear lot line.

FILE BOX 45

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MICHAEL R. BORUM, UNMARRIED, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 5/30/2004

DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE DENISE C. ALLEN

Name and Address of Property Owner:

T. ADAM RODGERS, UNMARRIED

410 CHADWELL DRIVE
MADISON, TN 37115

Property Address:

410 CHADWELL DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

Columbia National, Inc.
P.O. Box 3050
Columbia, MD 21045-6050

Map & Parcel #: MAP 51-4, PARCEL 33

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$89,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **April, 2002.**

Notary Public

My Commission Expires: 11/26/05

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115