Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 05/08/02 09:45 3pgs
Fees:18.00 Taxes:366.30
20020508-0056601

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carol Annette White Brooks**, hereafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto **Crichton Hinton Raaberg** (hereinafter referred to as "Grantee(s)"), and assigns, forever, that certain parcel of real estates located in **DAVIDSON** County, State of Tennessee, and being described as follows, to-wit:

See Exhibit A

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 29 **day of** April, **2002.**

Carol Annette White Brooks
Carol Annette White Brooks

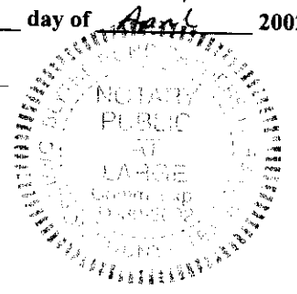
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared **Carol Annette White Brooks**, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 29 **day of** April **2002.**

Notary Public
My Commission expires:



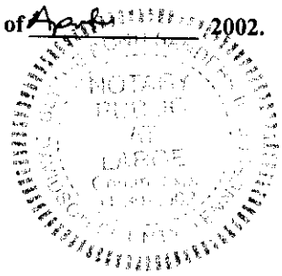
STATE OF TN
COUNTY Of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$99,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29 **day of** April **2002.**

Notary Public
My Commission expires:



Map and Parcel: 52-09-83.00

Address of New Owner:
448 Due West Avenue East
Madison, TN 37115

Send Tax Bills To:

Same

6020104

EXHIBIT "A"

A certain trcat or parcel of land located in Davidson County, Tennessee, desrcibed as follows, to-wit:

Being the northerly 183.5 feet of Lot No. 7 on the Plan of Montague Park Subdivision of Tracts 27 to 32 inclusive in Plan of Montague, of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee.

Said property fronts 100 feet on the southwesterly margin of Due West Avenue, formerly Belle Camp Highway and extends back between parallel lines, with the westerly margin of Fern Bank Drive, 183.50 feet to a dead line.

Being the same property conveyed to Carol Annette White (Brooks) from John Dudley White, Jr., by Quit Claim Deed dated 4-30-97 and recorded 5-16-97, recorded in Book 10456, Page 703, also acquired by Warranty Deed dated 7-24-81 and recorded 7-27-81 in Book 5774, Page 500, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters of record on plat in Plat Book 421, Page 141, Register's Office for Davidson County.

This conveyance is subject to all zoning regulations, building restrictions, easements, rights to public utilities, orother governmental regulations applicable to the foregoing property. The current year taxes have been prorated and are assumed by the grantee(s).