This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Recording Information:

Davidson County DEEDWARR
Recvd: 09/14/07 15:12 3 pgs
Fees:18.00 Taxes:629.00
20070914-0110534

ADDRESS NEW OWNER:
Devin L. And Kimberley Rodgers
685 Heritage Drive
Madison, Tennessee 37115

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America
P.O. 1875
Coraopolis, PA 15108

MAP	**42**
GROUP	**7**
PARCEL	**122.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sharon E. Bearden, having since married and now being known as Sharon E. Wiesman,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Devin L. Rodgers and wife, Kimberley E. Rodgers,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Madison Meade Subdivision, of record in Instrument No. 2000120600119930, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sharon E. Bearden, an unmarried person, and G. David Elder, Jr. And wife, Patricia Ann Elder, by deed dated June 4th 2001 from Phelan and Wynn, LLC of record in Instrument no. 2001050-0060349 and Re-recorded in Instrument no. 20010702-0070118, Register's Office for Davidson County, Tennessee.
G. David Elder, Jr., and wife, Patsy Ann Elder aka Patricia Ann Elder further conveyed their interest to Sharon E. Bearden by Quitclaim Deed dated October 25th, 2002 of record in Instrument No. 20021104-0134988 and Re-recorded in Instrument No. 20021118-0142878 Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 4103, page 620; Book 4424, page 740; Book 5660, page 102, said Register's Office.

Subject to all of those facts, conditions and limitations, covenants, subdivision restrictions, easement and other matter shown on the Plat of record in Instru. 2000120600119930, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 685 Heritage Drive, Madison, Tennessee 37115.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements

located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEES", their heirs and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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.

William A. Wiesman, spouse of Sharon E. Wiesman, hereby joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said former Sharon E. Bearden, now being known as Sharon E. Wiesman.

WITNESS our hands this the 14th day of August, 2007.

Sharon E. Bearden
Sharon E. Bearden

Sharon E. Wiesman
Sharon E. Wiesman

William A. Wiesman
William A. Wiesman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sharon E. Bearden k/n/a Sharon E. Wiesman, and William A. Wiesman**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of August, 2007.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JULY 24, 2011

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of August, 2007.

NOTARY PUBLIC

REBECCA WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JULY 24, 2011

CERTIFICATION

I, Rebecca R. Waynick , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca R. Waynick

State of Tennessee
County of Davidson

On this 14th day of September, 2007, personally appeared before me, Thomas B. Luck, a notary public for this county and state, Rebecca R Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Thomas B. Luck
My Commission Expires: May 24, 2008

