THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 04/08/08 12:20 2 pgs
Fees:13.00 Taxes:555.00

20080408-0035505

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***150,000.00.

Affiant

Subscribed and sworn to before me this 1st day of April, 2008.

Notary Public

My Commission Expires: 9-30-09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Tim Nedrow 290 33rd Avenue, North Nashville, Tennessee 37209	Tim Nedrow 4025 Utah Avenue Nashville, Tennessee 37209	MAP 092-13-0 PARCEL 486.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and 00/100 Dollars ($***150,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Justin Rogers and Renee Leymon (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Tim Nedrow and wife, Erin Nedrow, (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:

BEING Lot No. 2 on the Plan of Justin Rogers Subdivision of record as Instrument No. 20080320-0028347 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING part of the same property conveyed to Justin Rogers and Renee Leymon by deed dated July 28, 2006, from Dreaminc. of record as Instrument No. 20061214-0154224 in the Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the homeplace of the Grantors herein.

This is unimproved property known as 290 33rd Avenue, North, Nashville, Tennessee 37209

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Justin Rogers Subdivision of record as Instrument No. 20080320-0028347 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 1st day of April, 2008.

Justin Rogers

Renee Leymon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Justin Rogers and Renee Leymon, 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 instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of April, 2008.

Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY