WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2009

Notary Public

MY COMMISSION EXPIRES: 7-2-12
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090042072 DEEDWARR
Recvd: 06/24/09 09:33 2 pgs
Fees:13.00 Taxes:455.10
20090624-0058594

YVETTE LYNN MELDRUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
mail to: Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin W. Rogers	OWNER	Portion of
(NAME)	(NAME)	10304025900
608 Regent Park Pl. (ADDRESS)	(ADDRESS)	2009-0242
Mt. Juliet TN 37122 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles F. Caudell III and Jeffrey C. Maddox and James C. Woodard II, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Justin W. Rogers, 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 Final Plat of Resubdivision of Lot 29 of West End Annex, as of record in Instrument No. 20090609-0053551, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Jeffrey C. Maddox, James C. Woodard II and Charles F. Caudell, III by warranty deed of John R. Vaupel and William E. Vaupel, Co-Conservators for Evelyn Proctor Vaupel, of record in Instrument Number 20090127-0006997, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantor has assumed payment thereof when same become due and payable, 2009 Taxes constitute a lien against said property but are not yet due and payable. Tract One - Subject to all matters appearing on the plan of record in Instrument No. 20090609-0053551, said Register's Office. Easement of record in Instrument No. 20090529-0049279, said Register's Office.

This property, known as 4301 Colorado Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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/our hand(s) this 19TH DAY OF JUNE, 2009.

Charles F. Caudell III

Jeffrey C. Maddox by James C. Woodard II his attorney in fact

Jeffrey C. Maddox by James C. Woodard II, his attorney in fact

James C. Woodard II

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles F. Caudell, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of June, 2009.

Notary Public

My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James C. Woodard II, Attorney-in-Fact for Jeffrey C. Maddox, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Jeffrey C. Maddox, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument No. 20090624-0058593, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 19th day of June, 2009.

Notary Public

My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY