FILE BOX 38 #6737

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty. BOOK 7559 PAGE 349
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBIN S. STROUD (NAME)	CITICORP MORTGAGE, INC. ATTN: Tax Dept. (NAME)	MAP 155-3-A
8144 Poplar Creek Road (STREET ADDRESS OR ROUTE NUMBER)	M.S. 309, P.O. Box 790009 (STREET ADDRESS)	PARCEL 17
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	St. Louis, MO 63179-0009 (CITY) (STATE) (ZIP)	FB #9D37126

FOR AND IN 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, JOHN M. NIEHAUS and wife, JOYCE A. NIEHAUS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBIN S. STROUD, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is made subject to: 1) 1988 Taxes, which have been prorated and assumed by the Grantees; 2) Restrictions of record in Book 4788, page 950, amended in Book 4871, page 640; 3) Declaration of Covenants, Conditions and CHECK 278.30 Restrictions of record in Book 4892, page 689; 4) By-Laws of record in Book 4892, page 679; 5) Charter of record in Book 4892, page 671; 6) Permanent drainage easement of record in Book 7553, page 494; 7) Temporary construction easement of record in Book 7553, page 494; and 8) All matters appearing on the Plan of record in Plat Book 4860, page 27, said Register's Office.

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IDENTIFICATION REFERENCE

JUN 1 2 52 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 8144 Poplar Creek Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of May, 1988

John M. Niehaus, By Joyce A. Niehaus — Joyce A. Niehaus

JOHN M. NIEHAUS — JOYCE A. NIEHAUS

BY: Joyce A. Niehaus, Attorney-In-Fact for the said John M. Niehaus by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 7559 PAGE 350

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. Joyce A. Niehaus

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of May 1988

My commission expires 3/11/91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joyce A. Niehaus, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact of John M. Niehaus, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 24th day of May, 1988.

My Commission Expires: 3/11/91

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 19 88.

MY COMMISSION EXPIRES: 3/11/91 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JOHN M. NIEHAUS and wife, JOYCE A. NIEHAUS

TO

ROBIN S. STROUD, married

PLEASE RETURN TO: FILE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

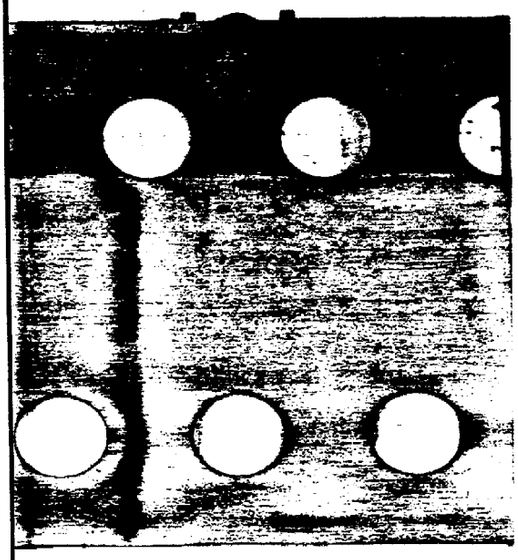
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section I Rolling River Estates, as of record in Plat Book 4860, page 27, Register's Office for said County, to which plan reference is made for a more complete description.

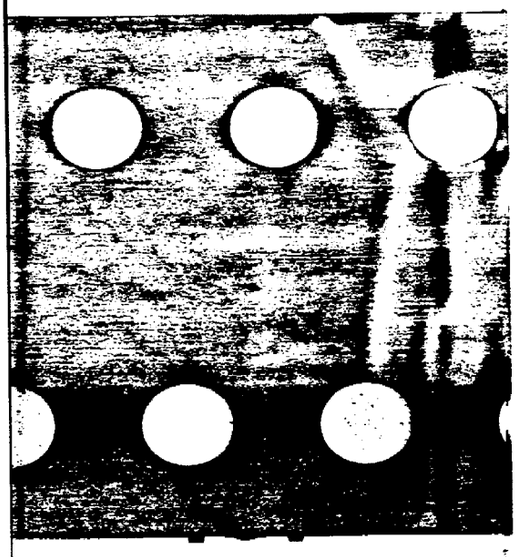
Included in the foregoing description but specifically excluded therefrom is the following described property conveyed to the Metropolitan Government of Nashville and Davidson County, by deed of record in Book 7553, page 494, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being a part of Lot No. 2, Section One, Rolling River Estates, as of record in Book 4860, page 27, Register's Office for Davidson County, Tennessee, described as follows:

RIGHT OF WAY: Beginning at a point along the existing northern right-of-way of Poplar Creek Road, being the most southwestern corner of the John M. Niehaus property in common with the Joseph P. O'Brien, Et Ux, property, Deed Book 6069, page 79, R.O.D.C., Tennessee, along the property line N 15 deg. 0 min. 0 sec. E, 5.00 feet to the beginning of a curve; thence proceeding with a new curve to the right with a back tangent bearing of S 75 deg. 4 min. 2.2 sec. E, a radius of 746.20 feet, a central angle of 3 deg. 5 min. 10 sec., and an arc length of 40.19 feet to a point; thence continuing with a new line S 71 deg. 58 Min. 52.2 sec. E, 54.29 feet to a point; thence proceeding along the property line common with the Niehaus property and the Public Utility and Drainage Easement at S 17 deg. 50 min. 0 sec. W, 5.00 feet to a point; thence proceeding along the existing northern right-of-way N 71 deg. 58 min. 52.2 sec. W 54.31 feet to the beginning of a curve; thence continuing along a curve to the left with a radius of 741.20 feet, a central angle of 3 deg. 5 min. 11.2 sec., and an arc length of 39.93 feet to the point of beginning. Said right-of-way contains 472 square feet, more or less.

Being the same property conveyed to John M. Niehaus and wife, Joyce A. Niehaus, by deed from Julia H. Coen and husband, Joseph P. Coen, of record in Book 6551, page 383, corrected in Book _____, page ____, said Register's Office.





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7559 PAGE 352

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 96000.00
CON TX 268.80
PRFEE 0.50
WDEED 9.00
TOTAL 278.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 278.30

06/01/88 01 14:54 0001 0334

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IDENTIFICATION REFERENCE

JUN 1 2 52 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97243