THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

9027 07/20 0101 03CHECK 39.20

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
William F. Stroud, Jr., etux 110 Manta Ave Goodlettsville, Tn. 37072	SAME AS NEW OWNERS	TO BE ASSIGNED fsh

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ROBERT E. NEWLIN, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said WILLIAM F. STROUD, JR. and wife, SOMSONG STROUD, hereinafter referred to as the "GRANTEE", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 9 on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows:
BEGINNING at an existing iron pin in the westerly margin of Crocker Springs Road, the most southeast corner of this tract, and being a corner to F. W. Gray; thence, leaving said Road and with the line of said Gray for the next calls as follows: N. 87 deg. 10 min. 21 sec. W. 149.44 feet to an existing iron pin; thence, S. 41 deg. 18 min. 50 sec. W. 212.72 feet to an existing iron pin by hickory tree; thence, S. 45 deg. 59 min. 53 sec. W. 372.72 feet to an iron pin set, corner to said Gray and being the most southeast corner of Tract 10 this survey; thence, with the line of said Tract 10, N. 22 deg. 09 min. 47 sec. W. 693.32 feet to an iron pin set in the southerly margin of a 50 foot right-of-way access easement; thence, with the margin of said easement as follows: S. 83 deg. 00 min. 23 sec. E. 181.68 feet to a point; thence, continuing with the margin of said easement, N. 88 deg. 12 min. 16 sec. E. 238.83 feet to a point in the margin of said easement; thence, crossing said easement N. 27 deg. 37 min. 47 sec. N. 50.00 feet to an iron pin set in the northerly margin of said easement, a corner to Tract 8 this survey; thence, with the line of said Tract 8, N. 50 deg. 39 min. 36 sec. E. 127.78 feet to an iron pin set in the westerly margin of said Crocker Springs Road, corner to said Tract 8; thence, with the margin of said Road and with a curve to the left having a central angle of 28 deg. 34 min. 16 sec., a radius of 660.89 feet, and an arc length of 329.56 feet to a point in the margin of said Road; thence, continuing with the margin of said Road S. 49 deg. 42 min. 38 sec. E. 116.99 feet to the beginning, containing 6.26 acres more or less.

Being part of the same property conveyed to Robert E. Newlin, by deed from Janice Newlin, of record in Book 7284, page 46, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to a roadway agreement recorded simultaneously herewith.

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

And, the Grantor does covenant with the said Grantees, that he is lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1988 State and County taxes, a lien, prorated between the parties and which shall be paid in full by the escrow closing attorney when due, except for any increase in assessment or tax base shown for the year 1987, and (2) Restrictions of record in Book 7475, page 937, amended in Book 7582, page 713, said Register's Office.

And the Grantor does further covenant and bind himself, his heirs and representatives to warranty and forever defend the title to the land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 6th day of July, 1988.

Robert E. Newlin
ROBERT E. NEWLIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. NEWLIN, a single man, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 12th day of July, 1988.

Dianne M. Cadley
NOTARY PUBLIC

My Commission Expires: 1/25/92

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DIANNE M. CADLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7604 PAGE 175

The actual consideration or value, whichever is greater, for this transfer is $9,000.00.

William K. Stewart Jr.
Affiant

Sworn to and subscribed before me, this the 15th day of July, 1988.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1/25/92

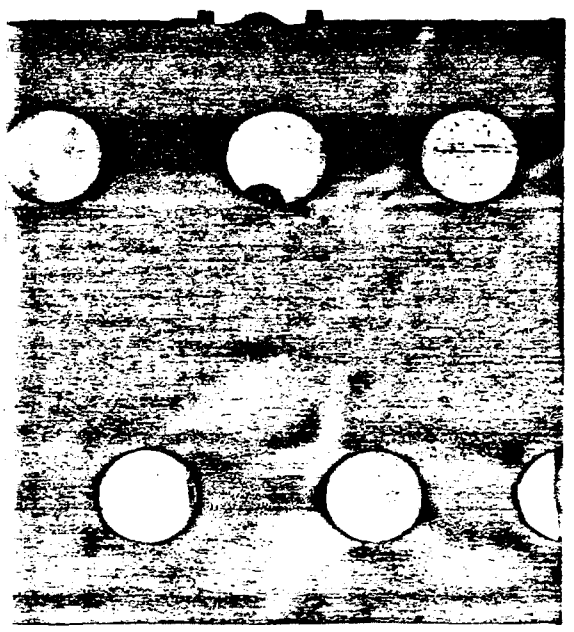
D. ANN M. CATHEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

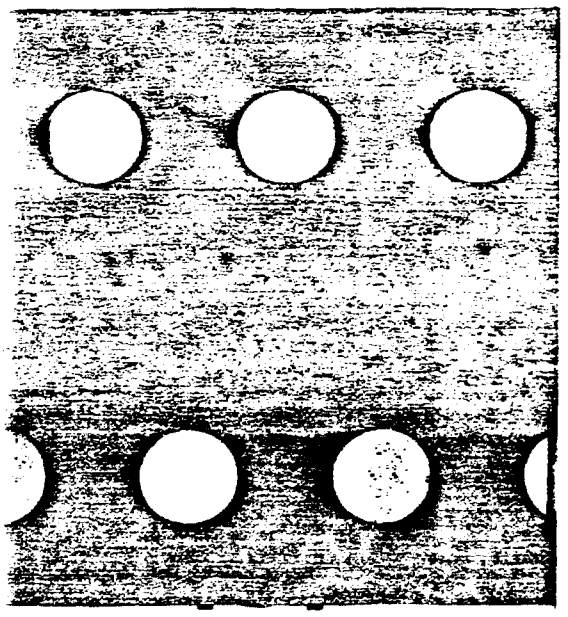
50994

IDENTIFICATION REFERENCE

Jul 20 10 12 AM '88

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7604 PAGE 176

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 9000.00
				CON TX 29.70
				PRFEE 0.50
				WDEED 9.00
				TOTAL 39.20
				CHECK 39.20
07/20/88	01			10:13 0001 9027

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50994

IDENTIFICATION REFERENCE

Jul 20 10 12 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 114822