TAX IDENTIFICATION: MAP 137, PARCEL 5

SEND TAX BILLS TO

Owner

BOOK 10197 PG 516

NAME AND ADDRESS OF NEW OWNERS

Steven Robert Stroud
1603 Bakers Grove Rd
Hermitage TN 37076

STATE OF TENNESSEE)
ss.
DAVIDSON COUNTY)

Prepared from Information
Furnished By the Parties By: mail
SMITH & SELLERS, Attorneys at Law
Murfreesboro, Tennessee (sm)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged; I, the undersigned, **R. MICHAEL SCHROER**, have this day bargained and sold and do by these presents hereby transfer and convey unto **STEVEN ROBERT STROUD**, his heirs and assigns forever, that certain parcel of real estate situated in the 4th Civil District of Davidson County, Tennessee, and being further described as follows, to-wit:

> Being land located on Bakers Grove Road in the Old Sixteenth Civil District of Davidson County, described as follows:
>
> Bound on the east by Peter Castleman; on the north by George Castleman, on the west and south by the balance of the J.G. Pugh tract and bounded by the following lines: Beginning at the NE corner of said tract; thence south with the road 13-1/2° W, 38 poles and 11 links to a corner in the road; thence S 88-1/2° W, 24 poles, 4 links to a corner; thence N 3-1/2° E, 38 poles 11 links to a quadruple walnut; thence S 88-1/2° E, 35 poles to the beginning, and containing 7.5 acres, more or less.
>
> INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED THEREFROM IS THE FOLLOWING:
>
> A tract of land designated as Tract No. 911 in the J. Percy Priest Dam and Reservoir Project, situated in the Fourth Civil District of Davidson County, Tennessee, on Old Hickory Boulevard (also known as Bakers Grove Road), and being more particularly described as follows:
>
> Beginning at a point in the center of Bakers Grove Road at a corner common to lands now or formerly owned by Milton Curtis McClendon and the lands of the subject owner; thence, from the point of beginning, along said McClendon's line as follows: N 78° 24' W, 398.64 feet, and N 03° 39' E, 333.49 feet, more or less, to a concrete monument; thence, leaving said McClendon's line and severing the lands of the subject owner, S 89° 43' E, 514.03 feet, more or less, to a nail in a survey cap set in the center of said Bakers Grove Road; thence, along the center of said Bakers Grove Road as it meanders in a general southwesterly direction a distance of 410 feet, more or less, to the point of beginning, containing 3.70 acres, more or less.
>
> Being the same property conveyed to R. Michael Schroer, by deed appearing of record in Deed Book 5599, page 830, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property, and to the zoning regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantee, his heirs and assigns, forever.

The undersigned covenant with the said grantee that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that it is unencumbered except by

lien of the 1996 property taxes, which taxes are being prorated between the parties hereto, the grantor paying to the grantee my proportionate share and the grantee assuming payment thereof.

The undersigned further covenant and bind myself, my heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

I, **PEGGY SCHROER**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I might have as the wife of the said **R. MICHAEL SCHROER**.

WITNESS OUR HANDS, this 17 day of September, 1996.

BOOK 10197 PG 517

R. Michael Schroer
R. MICHAEL SCHROER

Peggy Schroer
PEGGY SCHROER

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named R. MICHAEL SCHROER and PEGGY SCHROER, 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 foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, this the 17th day of September, 1996.

Susanne E. Marlowe
Notary Public

SUSANNE E. MARLOWE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My commission expires: 1-11-00

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $84,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN to and subscribed before me this the 17th day of September, 1996.

Susanne E. Marlowe
Notary Public

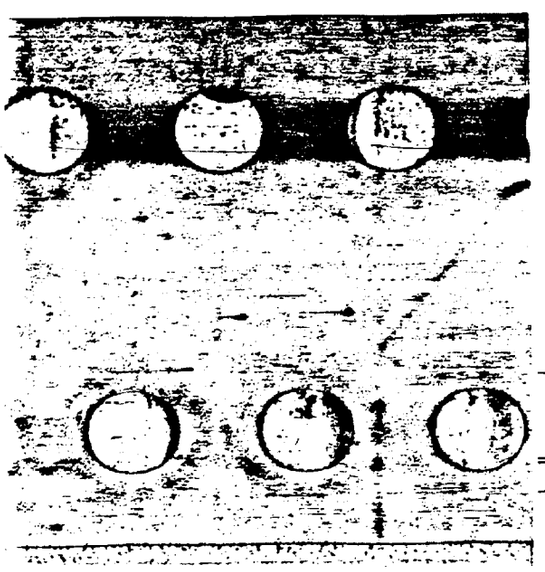
SUSANNE E. MARLOWE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

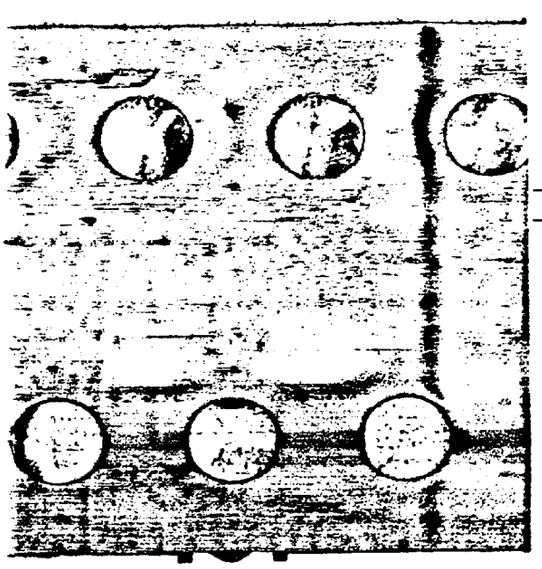
My commission expires: 1-11-00

0227410
IDENTIFICATION/REFERENCE

96 SEP 20 AM 9:58
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0776 09/20 0101 03CHECK 321.28





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10197 PG 518

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 84400.00
CON TX 312.28
PRFEE 1.00
MDEED 8.00
TOTAL 321.28
CHECK 321.28

09/20/96 01 10:03 0001 0776

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227410
IDENTIF. # REFERENCE

96 SEP 20 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033195