WARRANTY DEED

Instr:200007200071648 Page: 1 OF 3
REC'D FOR REC 07/20/2000 10:16:30AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1.85

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS
$ 500.00

Patricia S. Carden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, XX 2000

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Jackie Coleman Stroud and wife, Gail Alexander Stroud 109 Barton Lane Nashville, Tennessee 37214	Same	being part of 52-10

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, ~~WE~~, I, J. E. Stevenson, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jackie Coleman Stroud and wife, Gail Alexander Stroud

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:

SEE ATTACHED Exhibit A:

Grantor further agrees that Grantees may have access, at mutually agreeable locations, to the sewer line on Grantor's adjacent property for up to two connections to said sewer line.

THIS IS IMPROVED ( ) UNIMPROVED (X) PROPERTY KNOWN AS:

Barton Lane — Nashville, Tennessee
(HOUSE NUMBER) (STREET) (CITY) (STATE) (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 hand(s) this the 24th day of January, XX 2000.

J. E. Stevenson, Trustee

J. E. Stevenson, Trustee

By: Patricia S. Carden, Attorney-in-fact

Patricia S. Carden, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, _____, 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 _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this the _____ day of January, 19XX 2000

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged _____ to be President (or other officer authorized to execute this instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19____.

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appears before me, the undersigned, a Notary Public of the State and County aforesaid, Patricia S. Carden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of J. E. Steenson, Trustee, as his Attorney-in-Fact for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 24th day of January, 2000.

Karen Taylor
NOTARY PUBLIC

My Commission Expires: 1-20-02



Land in Davidson County, Tennessee:

Beginning at a point in the right of way of Barton Lane, the same being the southwest corner of a tract of land conveyed to John Hobbs by deed from the Sisters of Mercy of Nashville, Tennessee,Inc. of record in Deed Book 9253, Page 847, in the Register's Office for Davidson County, Tennessee; thence along the right of way of Barton Lane North 72 degrees, 06 minutes, 48 seconds West, 241.87 feet to the southeast corner of the property conveyed to Jackie Stroud by deed from Louise Weakley Wood, of record in Deed Book 3920, Page 655, said Register's Office; thence with Stroud's east line North 01 degrees, 27 minute 44 seconds East, 198.52 feet to Stroud's northeast corner; thence with Stroud's north line North 69 degrees, 50 minutes, 16 seconds West 226.82 feet; thence leaving Stroud's line and severing the property of Stevenson, conveyed to him by the Sisters of Mercy of Tennessee, Inc.; by deed of record in Book 5.23.7.., Page 8.75.., said Register's office, North 07 degrees, 47 minutes, 46 seconds East 56.33 feet; thence along a line located South 72 degrees, 19 minutes, 23 seconds East, 534.51 feet to a point in the west line of the aforementioned Hobbs tract; thence with Hobb's west line South 17 degrees, 53 minutes, 12 seconds west, 256.85 feet to the point of beginning, containing 1.95 acres.

Being part of the same property conveyed to J. E. Stevenson/ Stevenson Trust, by deed from the Sister's of Mercy of Tennessee, Inc.; of record in Deed Book 5.23.7 Page 8.75., said Register's Office.

This conveyance is for the purpose of adjusting boundary lines between neighbors and the property herein conveyed shall be added to the tract owned already by the Grantees and not conveyed separately therefrom without proper Planning Commission approval.

In addition to the property herein conveyed, the Grantor further establishes a buffer zone on the following described property of Grantor, in favor of the property of Grantees, their heirs, successors or assigns, and which shall be planted with seven trees and twenty shrubs per one hundred feet of boundary line and maintained by Grantor, his heirs, successors, and assigns. The buffer zone upon which this covenant is imposed is described as follows:

Land in Davidson County, Tennessee:

Beginning at a point on the westerly line of the property conveyed to John Hobbs, by deed from the Sisters of Mercy of Tennessee, Inc.; of record in Deed Book 9253, Page 847, in the Register's Office for Davidson County, Tennessee, the same being located North 17 degrees, 53 minutes, 12 seconds East from the southwest corner of the Hobbs tract as aforementioned above; thence leaving Hobb's west line and severing the property of J. E. Stevenson/Stevenson Trust, conveyed to him by the Sisters of Mercy of Tennessee, Inc.; of record in Deed book 5.23.7, Page .8.75.., said Register's Office, North 72 degrees, 19 minutes 23 seconds, West 534.51 feet to a point; thence North 07 degrees, 47 minutes, 46 seconds East 20.30 feet to a point; thence along a line South 72 degrees, 19 minutes, 23 seconds East, 538.0 feet to a point in Hobb's West line; thence with Hobb's west line South 17 degrees, 53 minutes, 12 seconds West 20 feet to the point of beginning, containing 0.25 acres.

Being part of the same property conveyed to J. E. Stevenson/ Stevenson Trust, by deed from the Sister's of Mercy of Tennessee, Inc., of record in Deed Book 5.23.7 Page .8.75., Said Register's Office.