ADDRESS OF NEW OWNER & SEND TAX BILLS TO:
BAXTER STROUD AND WIFE TONYA STROUD
302 Connie Ave
Goodlettsville, TN 37072

MAP/PARCEL 033-12-0/018.00

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

Davidson County DEEDWARR
Recvd: 03/15/01 16:02 2pgs
Fees:11.00 Taxes:444.00
20010315-0025048

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED TWENTY THOUSAND AND NO/100 ($120,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, WE, **JOE RESI STROUD, III AND WIFE, SHARON H. STROUD,** have this day bargained and sold and by these presents do hereby transfer and convey unto **BAXTER STROUD AND WIFE, TONYA STROUD,** as tenants by the entirety, their heirs and assigns, the following described lot or parcel of land situated in of **Davidson County**, Tennessee, within the corporate limits of the City of Goodlettsville, as follows:

BEING Lot No. 200 on the Map of GATEWOOD, SECTION I, as of record in Plan Book 3300, page 51, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northerly margin of Connie Street, at the common corner of Lots Nos. 199 to 200; thence northeasterly 122.2 ft. to a point; thence westwardly 145.0 ft. to a point in the southerly margin of Gates Road; thence with the margin of same southwardly 95.0 ft. to a point which is the beginning of a curve; thence around said curve 39.3 ft. to a point in the northerly margin of Connie Street; thence with the margin of same eastwardly 177.0 ft.; thence continuing in the same direction 32.0 ft. to the beginning.

BEING the same property conveyed to Joe Resi Stroud, III and wife, Sharon H. Stroud by deed from Alton L. Whittemore, Jr. and wife, Linda F. Whittemore of record in Book 4673, page 380, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to Restrictions of record in Book 3370, page 121, Book 3375, page 249, and Book 3398, page 438, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging unto the said BAXTER STROUD AND WIFE, TONYA STROUD, their heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEES that we are lawfully seized and possessed of said lot or parcel of land, that we have the right to convey same and that the same is unencumbered EXCEPT for 2001 real estate taxes and applicable zoning and building regulations.

WE FURTHER COVENANT with the said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title unto the said BAXTER STROUD AND WIFE, TONYA STROUD, their heirs and assigns, against the lawful claims of all persons whomsoever, EXCEPT as hereinabove stated.

WITNESS our hands this the 14th day of March, 2001.

Joe Resi Stroud, III
JOE RESI STROUD, III

Sharon H. Stroud 3-14-01
SHARON H. STROUD

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOE RESI STROUD, III AND WIFE, SHARON H. STROUD, 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 14th day of March, 2001.

Da Nita Vantreas
NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3/14/2004

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer of value of the property transferred, whichever is greater, is **$120,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 14th day of March, 2001.

Da Nita Vantreas
NOTARY PUBLIC AT LARGE FOR THE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3/14/2004