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THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 18848**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00. J. Lillard Templeton, Jr. Affiant Subscribed and sworn to before me, this 30th day of APRIL, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Mr. James C. Stroud 3 Buckland Abbey Nashville, TN 37215	**Send Tax Bills To:** same	**Tax Information:** MAP 130-12-A PAR 49.00 CO FB FH 25774

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, J. LILLARD TEMPLETON, JR. AND WIFE, MARTHA E. TEMPLETON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES C. STROUD ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3 Buckland Abbey, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of APRIL, 2002.

J. Lillard Templeton
J. LILLARD TEMPLETON, JR.

Martha E. Templeton
MARTHA E. TEMPLETON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. LILLARD TEMPLETON, JR. AND WIFE, MARTHA E. TEMPLETON, 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, at office, this 30th day of APRIL, 2002.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

My Commission Expires: _____

Notary Public

Davidson County DEEDWARR
Recvd: 05/02/02 14:31 2pgs
Fees:13.00 Taxes:5180.00
20020502-0054307

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 49, on the Plan of Northumberland, as of record in Plat Book 6250, pages 128 and 129, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to J. Lillard Templeton, Jr. and wife, Martha E. Templeton by deed from Northumberland Development Corporation of record in Book 7099, page 84, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6377, page 18, Book 6545, page 799, Book 8990, page 50, Book 11298, page 935, and as Instrument No. 20010629-0068967; (3) By-Laws of record in Book 6377, page 33, Book 6545, page 815, Book 7663, page 468, and Book 8919, page 45; (4) Easements of record in Book 2296, page 303, Book 7099, page 84, Book 8757, page 399 as amended by Amendment to Easement for Wall Encroachment recorded immediately prior hereto as Instrument No. 20020508-0054306; and (5) All matters appearing in Plat Book 6250, pages 128 and 129, said Register's Office.