This Instrument Prepared By:
William Carter Conway
Attorney at Law
236 Public Square, Ste. 205
Franklin, TN 37064

New Owner +
Send Tax Bills To:
Stewart Anthony Strickland
906 BLUFF ROAD
BRENTWOOD, TN 37027
p/o Parcel 125/Map 181

Davidson County DEEDWARR
Recvd: 08/26/02 14:15 2pgs
Fees:13.00 Taxes:170.76
20020826-0103028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty Six Thousand One Hundred Fifty Dollars ($46,150) and other good and valuable consideration, the receipt of which is hereby acknowledge, I, the Grantor, LARAINE O. EDMONDSON, have bargained and sold and do hereby transfer and convey unto the Grantee, STEWART ANTHONY STRICKLAND, his heirs and assigns forever, the following described tract or parcel of land, lying, located and being in the 31st Civil District of Davidson County, Tennessee, being further described as follows, to wit:

A tract of land in the Thirty-First Council manic District of Metropolitan Nashville and Davidson County, Tennessee, lying East of Bluff Road and South of Mill Creek and being more particularly described according to a soils grid map survey prepared by H & H Land Surveying, Inc. Job Number 2002-633, Dated July 31, 2002 and proceeding as follows:

Beginning at an iron road (new) on the easterly margin of Bluff Road, a 60-foot right-of-way width, at the most southerly property corner of a tract of land shown on the final plat of Bluff Road Acres as reserved for septic area of Lot 2 as of record in Plat Book 5200, Page 221, Register's Office for Davidson County, Tennessee, thence:

1. Leaving the easterly margin of Bluff Road with the southeasterly property line of said reserved for septic area of Lot 2 , North 31 degs. 40' 45" east, passing through a witness pin (new) at 354.33 feet for a total distance of 429.33 feet to a point in the center of Mill Creek; thence,

2. With the center of Mill Creek South 35 degs. 09' 11" east, 253.19 feet; thence,

3. South 54 degs. 16' 15" east, 232.05 feet; thence,

4. Leaving said Mill Creek with a new severance line across a tract of land conveyed to LaRaine O. Edmondson as of record in Deed Book 8383, Page 750, Register's Office of Davidson Country, Tennessee, south 00 degs. 34' 13" west, passing through a witness pin (new) at 53.72 feet, for a total distance of 334.50 feet to an iron rod (new) at a fence corner; thence,

5. With the existing fence south 72 deg. 21' 18" west, 419.19 feet to an iron rod (new) on the easterly margin of the aforementioned Bluff Road; thence,

6. With the easterly margin of said Bluff Road, north 20 degs. 54' 23" west, 371.07 feet to an iron rod (new); thence,

7. North 14 degs. 50' 50" west, 95.25 feet to the point of beginning and containing 283,043 square feet or 6.498 acres, more or less as calculated by the above courses and distances.

Being a portion of the same property conveyed to Laraine O. Edmondson as of record in Deed Book 8383, Page 750, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands with the improvements and appurtenances thereunto belonging to the said Grantee, STEWART ANTHONY STRICKLAND, his heirs and assigns forever.

I COVENANT with the said Grantee that I am lawfully seized of said land, have a good right to convey it and that it is unencumbered except for: (1) State and County taxes for the year 2002 when they become due and payable. (2) Applicable building, zoning, health and subdivision regulations.

I DO FURTHER COVENANT and bind myself, my heirs and assigns and representatives to warrant and forever defend the title to the said property to the Grantee, his heirs and assigns forever against the lawful claims of all persons, whomsoever.

POSSESSION date of deed.

WITNESS my hand on this the 23rd day of August, 2002.

Laraine O. Edmondson
LaRaine O. Edmondson, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a Notary Public in and for said County and State, the within named LaRaine O. Edmondson, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal on this the 23rd day of August, 2002.

Diane Wood
NOTARY PUBLIC

My Commission Expires:
6/30/03

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of the property being transferred whichever is greater is $46,150.

Laraine O. Edmondson
Affiant

SWORN to and subscribed before me on this the 23rd day of August, 2002.

Diane Wood
NOTARY PUBLIC

My Commission Expires:
6/30/03