THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21643-08-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,375,000.00 Affiant Subscribed and sworn to before me, this 28th day of August, 2003. Notary Public My Commission Expires: 9-25-04 GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Martin Bennett Linda Bennett 3 Buckland Abbey Nashville, TN 37215	New Owner	Map No.130.12 Parcel No. 049.00 CO

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, **James C. Stroud and wife, Laura Putty Stroud**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martin Bennett and wife, Linda Bennett** ("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, TN, 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 August 28, 2003.

James C. Stroud

Laura Putty Stroud

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James C. Stroud and Laura Putty Stroud**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2003.

Notary Public

My Commission Expires: 9-25-04

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 09/03/03 16:28 2pgs
Fees:13.00 Taxes:5087.50

20030903-0127988

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 Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James C. Stroud by deed dated April 30, 2002 from J. Lillard Templeton, Jr. and wife, Martha E. Templeton of record in Instrument No. 20020502-0054307, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3) Declaration of Covenants, Conditions and Restrictions for Northumberland of record in Book 6377, page 18, re-recorded in Book 6545, page 799, amended in Book 8990, page 50, Book 11298, page 935, and Instrument No. 20010629-0068967, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons); and
4) By-Laws of Northumberland Homeowners Association, of record in Book 6377, page 33, re-recorded in Book 6545, page 815, amended in Book 7663, page 468 and Book 8919, page 45, Register's Office for Davidson County, Tennessee; and
5) Charter of Incorporation of Northumberland Homeowners Association, Inc. of record in Book 6493, page 884, amended in Book 7545, page 405 and Book 7841, page 73, Register's Office for Davidson County, Tennessee; and
6) All matters appearing on the Plan of record in Plat Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee; and
7) Surveyor's Certificate of Correction in Book 6386, page 194, Register's Office for Davidson County, Tennesee.