(1)

Davidson County DEEDWARR
Recvd: 09/08/04 14:39 2pgs
Fees:13.00 Taxes:525.40
20040908-0108724

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $142,000.00

Affiant

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Subscribed and sworn to before me, this 30th day of August, 2004.

Notary Public
My commission expires: 5/24/2005

SHIRLEY A. BEESLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

08-0408-90340

[redacted]

Address of New Owner:
John C. Brake
3128 Freeman Hollow Road
Goodlettsville TN 37072

Send Tax Bills to:
New Owner

Tax Information
Map 034-01-0.083.00

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John S. Stroud and wife, Robbie A. Stroud, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John C. Brake and wife, Shanna Brake, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of North Land Estates, Section I, of record in Plat Book 3842, page 212, Register's Office for said County.

Said Lot 2 fronts 145.8 feet on the east margin of Freeman Hollow Road and extends back 239.09 feet on the north line, and 303 feet on the south line, to a line on the rear which measures 197.64 feet.

Being the same property conveyed to Christopher W. Tomlinson and wife Dorothy K. Tomlinson and John S. Stroud and wife, Robbie A. Stroud by deed from Larry K. Miller and wife, Clara L. Miller dated December 28, 2001; having since been conveyed to John S. Stroud and wife, Robbie A. Stroud by deed from Christopher W. Tomlinson and wife Dorothy K. Tomlinson and John S. Stroud and wife, Robbie A. Stroud dated May 28, 2003 of record as Instrument No. 20030606-0076019, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3128 Freeman Hollow Road, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 30th day of August, 2004.

John S. Stroud

Robbie A. Stroud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John S. Stroud and Robbie A. Stroud, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of August, 2004.

State of Tennessee at Large

My Commission expires 11/26/05

JANELLE J. MCGUIRE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN