Dav. Co. FIle Box 14-A
jtc file no. 17772-2

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050176

Davidson County DEEDWARR
Recvd: 04/28/05 08:47 2 pgs
Fees:13.00 Taxes:734.45
20050428-0047201

Send Tax Bills To:
First Horizon Home Loans
P.O. Box 809
Memphis, TN 38101

New Owner is:
James M. & Peggy S. Stroud
320 Bramblewood Drive
Nashville, TN 37211

MAP: 146-8
PARCEL: 88.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James M. Hicks and wife, Ethyl Darlene Hicks**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James M. Stroud and wife, Peggy S. Stroud**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 417 on the Map of Crieve Hall, Section 6, of record in Book 2331, page 1 and 2, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to James M. Hicks and wife, Ethyl Darlene Hicks by Deed from Earl E. Collins dated 10/23/98, recorded 10/26/98, in Book 11168, page 386, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 2332, Page 92, said Register's Office.

This conveyance is subject to any and all existing easements of record.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

EDH JMH
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this ~~24th~~ 27th day of April, 2005.

GRANTOR:

James M. Hicks

Ethyl Darlene Hicks

James M. Hicks

Ethyl Darlene Hicks

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James M. Hicks and Ethyl Darlene Hicks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the ~~24th~~ 27th day of April, 2005.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $.**198,500.00**

Affiant

SWORN TO and subscribed before me this 27th day of April, 2005

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

3/25/06