Davidson County DEEDWARR
Recvd: 08/08/06 15:32 2 pgs
Fees:13.00 Taxes:301.55

20060808-0097539

WARRANTY DEED

B-SFG-06-4020

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Ray	Michael Ray	
150 Gatone Drive (ADDRESS)	150 Gatone Drive (NAME)	041-06-018.00
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM T. STROUD AND JANICE STROUD ROBERTS AND DAVID GLENN ROBERTS BY WILLIAM T. SROUD, ATTORNEY-IN-FACT AND CAROL JANICE ROBERTS BY WILLIAM T. STROUD, ATTORNEY-IN-FACT AND JOHN MICHAEL ROBERTS BY WILLIAM T. STROUD, ATTORNEY-IN-FACT AND SCOTT SEAY STROUD BY WILLIAM T. STROUD, ATTORNEY-IN-FACT AND HOLLY STROUD HALL BY WILLIAM T. STROUD, ATTORNEY-IN-FACT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL W. RAY AND WIFE, TONYA RAY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 482, BELLSHIRE ESTATES, SECTION B, as shown on plat of record in Plat Book 2331, Page 128, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to George E. Stroud and wife, Evelyn L. Stroud by Warranty Deed from Edwin A. Phelps and wife, Pernie E. Phelps, recorded on the 17th day of March, 1961 in Deed Book 3185, Page 453, in the Register's Office of Davidson County, Tennessee. The said George E. Stroud predeceased Evelyn L. Stroud. Evelyn L. Stroud bequethed property to David Glenn Roberts, Carol Janice Roberts, John Michael Roberts, Scott Seay Stroud and Holly Stroud Hall by Last Will and Testament (not probated) attached as Exhibit "A" to Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20060808-0097533, Register's Office for Davidson County, Tennessee. William T. Stroud and Janice Stroud Roberts, heirs at law of Evelyn L. Stroud join in this instrument for the purpose of conveying any and all interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 2331, page 128, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4020 Ridgemont Drive, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 31st day of July, 2006.

William T. Stroud

Janice Stroud Roberts

David Glenn Roberts by William T. Stroud, Attorney-in-fact
David Glenn Roberts by William T. Sroud, Attorney-in-fact

Carol Janice Roberts by William T. Stroud, Attorney-in-fact
Carol Janice Roberts by William T. Stroud, Attorney-in-fact

John Michael Roberts by William T. Stroud, Attorney-in-fact
John Michael Roberts by William T. Stroud, Attorney-in-fact

Scott Seay Stroud by William T. Stroud, Attorney-in-fact
Scott Seay Stroud by William T. Stroud, Attorney-in-fact

Holly Stroud Hall by William T. Stroud, Attorney-in-fact
Holly Stroud Hall by William T. Stroud, Attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. Stroud and Janice Stroud Roberts, the within named bargainors, 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 and official seal, this the 31st day of July, 2006.

Notary Public

My Commission Expires:

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of July, 2006, before me personally appeared William T. Stroud to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David Glenn Roberts, Carol Janice Roberts, John Michael Roberts, Scott Seay Stroud and Holly Stroud Hall and who acknowledged he/she/they executed the same as the free act and deed of the said David Glenn Roberts, Carol Janice Roberts, John Michael Roberts, Scott Seay Stroud and Holly Stroud Hall.

Said Power(s) of Attorney recorded simultaneously herewith in Instrument Nos. 20060808-0097534; 20060808-0097535; 20060808-0097536; 20060808-0097537; 20060808-0097538, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 31st day of July, 2006.

Notary Public

My Commission Expires:

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010