THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25733-07-2006** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,200,000.00 Affiant Subscribed and sworn to before me this 29th day of September, 2006. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Joseph N. & Brenda C. Steakley 1012 Tyne Blvd. Nashville, TN 37220	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.145.04-0 Parcel No. 016.00

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 Cary Stroud and wife, Laura Stroud**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph N. Steakley and wife, Brenda C. Steakley** ("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 1012 Tyne Blvd., Nashville, TN 37220

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 the 29th day of September, 2006.

James Cary Stroud

Laura 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 Cary Stroud and Laura Stroud**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2006.

My Commission Expires:

Notary Public

E. E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 10/03/06 14:46 2 pgs
Fees:13.00 Taxes:11840.00

20061003-0122634

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of the First Addition to Lealand Manor, a part of the Overton Lea Estates, not of record, described according to a survey made by William A. Pitts, February 7, 1947.

Beginning on the northerly margin of Tyne Boulevard at the corner of Lots Nos. 6 and 7; thence with the line between said lots, North 2 degrees 29 minutes East 450.6 feet to the south line of Gateway Acres, Second Addition; thence with said line, westwardly 300 feet to the corner of lots Nos. 7 and 8; thence with the line between said lots, southwardly 463 feet to the northerly margin of Tyne Boulevard; thence with the northerly margin of same, eastwardly 300 feet to the beginning.

Being the same property conveyed to James Cary Stroud, an unmarried person by Warranty Deed dated August 16, 1991 from J. Felton Crouch and wife, Blanche R. Crouch of record in Book 8422, page 964, Register's Office for Davidson County, Tennessee.

Together with easement for electrical service and maintenance of record in Instrument No. 20000320-0028099 and described as follows:

A triangular strip of land at the common front corners of Lots 6 and 7, Addition to Lealand Manor, a part of the Overton Lea Estates, thence North 2 degrees 29 minutes 44 seconds East 30.60 feet along the common margins of two lots to a point; thence entering Lot No. 6 South 30 degrees 53 minutes 5 seconds East a distance of 38.95 feet to a point; thence along the northerly margin of Tyne Boulevard a distance of 21.52 feet to the point of beginning.

This conveyance is made subject to:

1. 2006 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Book 1081, page 643, Book 1813, page 304, Book 1881, page 496, 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 to handicap, but does not discriminate against handicapped persons).
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6288, page 522, Register's Office for Davidson County, Tennessee.
4. Obligations contained in easement recorded in Instrument No. 20000320-0028099, Register's Office for Davidson County, Tennessee.