Please Return To REALTY TITLE & ESCROW 4721 ANDREW JACKSON PKWY HERMITAGE, TN 37076 **WARRANTY DEED** R-PM-07-109	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00 Judy Lewis Affiant Subscribed and sworn to before me, this 7th DAY OF June, 2007. Jennifer L. Wilson Notary Public JENNIFER L. WILSON NOTARY PUBLIC STATE OF TENNESSEE (AFFIX SEAL) WILSON COUNTY MY COMMISSION EXPIRES 05/03/2010
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
Seth T. Dedmon	Wilson Bank & Trust	
109 Barton Lane	(NAME) 623 East Main Street	62-72 AKA 62-72.01&72.02
(ADDRESS) Nashville, TN 37214	(ADDRESS) Lebanon, TN 37090	
(CITY) (STATE) (ZIP)	(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 JACKIE COLEMAN STROUD AND GAIL ALEXANDER STROUD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SETH T. DEDMON, UNMARRIED, 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 1, BARTON LANE SUBDIVISION, as shown on plat of record in Instrument No. 20061211-0152572, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from J. E. Stevenson, Trustee to Jackie Coleman Stroud and wife, Gail Alexander Stroud as recorded on the 20th day of July, 2000 in Instrument No. 20000720-0071648 and Warranty Deed from Louise Weakley Wood to Jackie Coleman Stroud and Gail Alexander Stroud as recorded on the 6th day of August, 1965 in Book 3920, Page 655, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Inst. No. 20061211-0152572; Inst. No. 20000720-0071648; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )

This is improved (X) property, known as 109 Barton Lane, Nashville, Tennessee 37214

(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 7th day of June, 2007.

Jackie Coleman Stroud

Gail Alexander Stroud

Davidson County DEEDWARR
Recvd: 06/11/07 11:29 2 pgs
Fees:13.00 Taxes:943.50

20070611-0069600

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jackie Coleman Stroud and Gail Alexander Stroud, the within named bargainor, 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 7th day of June, 2007.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903