Davidson County DEEDWARR
Recvd: 07/20/07 14:33 2 pgs
Fees:13.00 Taxes:2220.00
20070720-0086689

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26804-07-2007** **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: $600,000.00 Affiant Subscribed and sworn to before me this 10th day of July, 2007. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner: James Cary Stroud Laura E. Putty Stroud 5540 Stanford Drive Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130160061.00

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, **Kenneth L. McNeese and wife, Amelia S. McNeese,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Cary Stroud and wife, Laura E. Putty Stroud** ("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 5540 Stanford Drive, Nashville, TN 37215

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 10th day of July, 2007.

Kenneth L. McNeese

Amelia S. McNeese

STATE OF ~~TENNESSEE~~ Florida, COUNTY OF ~~DAVIDSON~~ Monroe SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Kenneth L. McNeese and Amelia S. McNeese, 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, as their free act and deed.

Witness my hand, at office, this 10th day of July, 2007.

Notary Public

My Commission Expires: 12/28/07

CATHEY MUSICK
MY COMMISSION # DD 277770
EXPIRES: December 28, 2007
Bonded Thru Notary Public Underwriters

Monroe Co. Florida

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 26 on the Revised Plan of Stanford and Criswell's Subdivision of Westwood, as of record in Book 974, Page 14, Register's Office for said county, described as follows: Beginning at a point on the easterly margin of The Hillsboro Road, at the southwest corner of a part of Lot No. 26 conveyed to Hillsboro Water Company, Inc. by deed from R.M. Houston, Trustee, of record in Book 1072, Page 7, said Register's Office; thence with the easterly margin of said Road, southwardly 283.3 feet to the northwest corner of Lot No. 25 on said plan; Thence with the line between said Lots Nos. 25 and 26, eastwardly 450 feet, more or less, to the western boundary line of Lot No. 22 on said plan; Thence with the line between said Lots Nos. 22 And 26, northwardly 210 feet to a point on the southerly margin of Stanford Drive; Thence with the southerly margin of said Drive, westwardly 483 Feet to the northeast corner of said part of Lot No. 26 conveyed to The Hillsboro Water Company; Thence with the eastern boundary line of said property, Southwardly 15 feet to said Company's southeast corner; Thence with the southern boundary line of said Company's property westwardly 15 feet to the beginning.

Being the same property conveyed to Kenneth L. McNeese and wife, Amelia S. McNeese by Warranty Deed dated December 6, 2005 from Peggy W. Wrenne and Marianne Wrenne Booker of record in Instrument No. 20051209-0148402, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6087, page 245 and Book 6640, page 767, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 974, page 6, Register's Office for Davidson County, Tennessee.