STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer of value of property (whichever is greater) is $1,000,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 31st day of December, 2007.

Notary Public
My Commission Expires: 7/31/11

THIS INSTRUMENT PREPARED BY:
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423

ROSEMARY P. SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF NEW OWNER:
Randall Sean Stroud
1010 Fulton Greer Road
Franklin, Tennessee 37064

SEND TAX BILL TO:
Same as Owner

Map/Parcels: 01912010800 Section 2R; 01913010900 and 01913011500

Davidson County DEEDWARR
Recvd: 01/04/08 08:47 5 pgs
Fees:28.00 Taxes:3700.00
20080104-0000893

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, BOBBY J. GOAD, SR., hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto RANDALL SEAN STROUD, hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A,
WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 211 and 213 East Cedar Street and 335 Cartwright Street, Goodlettsville, Davidson County, Tennessee.

Diane H. Goad joins in the execution of this document so as to convey any interest she may have in the subject property as spouse of Bobby J. Goad, Sr.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT B,
WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and does further covenant and bind himself, his successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hand this 31 day of December, 2007

GRANTOR:

Bobby J. Goad, Sr.

Diane H. Goad

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, BOBBY J. GOAD, SR. and DIANE H. GOAD, the within named bargainors, 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 31st day of December, 200_.

Notary Public

My Commission Expires: 03-21-09

N. COURTNEY HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 3-21-09
DAVIDSON COUNTY

EXHIBIT A
Real Property Description

TRACT I (Parcel 108)

Land in Davidson County, Tennessee and being Lot Nos. 2R on the Plan of the Final Plat Aztex Energy Company Subdivision, Resubdivision of Lot 2, of record in Instrument Number 20070917-0111205, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

TRACT II (Parcel 109)

Land in Davidson County, Tennessee being Lot No 1 on the Final Plat of the Carl Gibson Subdivision, of record in Plat Book 6900, Page 618, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

TRACT III (Parcel 115)

Land in Davidson County, Tennessee being all of the Reserved Parcel on the Final Plat of the Aztex Energy Company Subdivision of record in Plat Book 6900, Page 283, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bobby J. Goad, Sr. by Quitclaim Deed dated September 24, 1998 from Joan D. Allen (formerly known as Joan Dowling Hall), individually and Joan D. Allen (formerly known as Joan Dowling Hall) and William G. Hall, Jr. as Co-Trustees of the first Trust "A" and the second Trust "B" created under the Last Will and Testament of William G. Hall, deceased, of record in Book 11194, Page 563, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. City and/or County Taxes for the year 2008 and subsequent years. A lien, not yet due and payable.

2. Subject to all matters shown on the Plan of Final Plat Aztex Energy Company Subdivision, Resubdivision of Lot 2 of record in Instrument No. 20070917-0111205, Register's Office for Davidson County, Tennessee. (Tract I)

3. Subject to all matters shown on the Plan of Final Plat Carl Gibson Subdivision of record in Plat Book 6900, Page 618, Register's Office for Davidson County, Tennessee. (Tract II)

4. Subject to all matters shown on the Plan of Final Plat Aztex Energy Company Subdivision of record in Plat Book 6900, Page 283, Register's office for Davidson County, Tennessee. (Tract III)

5. Cross Easement of record in Instrument Number 20000921-0093928, Register's Office for Davidson County, Tennessee. (Tracts II and III)

6. Easement for Sanitary Sewers of record in Book 4388, Page 585, Register's Office for Davidson County, Tennessee.

7. Title to that portion of the property, if any, embraced within the charter right-of-way of the railroad.

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

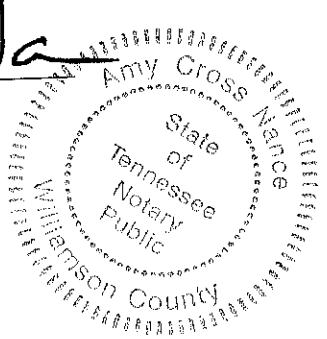
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature



MY COMMISSON EXPIRES: 3/29/11.