Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this 9th day of April, 2008.

Notary Public
My commission expires: 11/22/08

Davidson County DEEDWARR
Recvd: 04/10/08 10:49 3 pgs
Fees:18.00 Taxes:351.50
20080410-0036369

15-0803-151392

Address of New Owner:	Send Tax Bills to:	Tax Information
Kenneth R. Stroop 1004 N. 6th Street Nashville TN 37207	THDA C/O U.S. BANK HOME MORTGAGE ITS SUCCESSORS AND/OR ASSIGNS ATIMA P. O. BOX 2907, MILWAUKEE, WI 53201	082-04-0-107.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ken Fox, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kenneth R. Stroop, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 136, on the Plan of Map of Sharpe and Crutcher's Subdivision, of record in Book 57, Page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vanessa Marlow and by deed from Choice Investments, LLC, dated June 16, 2005, recorded June 29, 2005, of record in Instrument No. 20050629-0074684, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Eric L. Sox, a married man by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated August 21, 2007, recorded September 6, 2007, of record in Instrument No. 20070906-0106977, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ken Fox by deed from Eric Sox, a married man, dated September 27, 2007, recorded September 28, 2007, of record in Instrument No. 20070928-0115596, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1004 N. 6th Street, Nashville, TN 37207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 9th day of April, 2008.

Ken Fox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ken Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, this 9th day of April, 2008.

JENNIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee at Large

My Commission expires: 05/03/2010

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

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/18/2011

Notary's Seal

