Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

Davidson County	DEEDWARR
Recvd: 09/16/08 14:49	3 pgs
Fees:18.00 Taxes:2553.00	
20080916-0094775	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $690,000.00

Affiant

Subscribed and sworn to before me, this 15th day of September 2008.

Notary Public
My commission expires: 3/29/11

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address of New Owner:	Send Tax Bills to:	Tax Information
JR Property Co.	Same .	19-13- 109.115
415 Church St. #1013		
Nashville, TN 37219		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Randall Sean Stroud a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to JR Property Co. a Tennessee corporation hereinafter called the Grantee(s) its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Parcel 1

Being Lot No. 1 on the Final Plat of 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.

Parcel 2

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

Being a portion of the same property conveyed to Randall Sean Stroud by deed from Bobby J. Goad, Sr of record instrumnet No. 20080104-0000893 Register's Office for Davidson County, Tennessee.
This conveyance is made subject to the following: 1) 2008 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Final Plat Carl Gibson Subdivision of record in Book 6900 Page 618, Register's Office for Davidson County, Tennessee 3) Cross Easement of record in Instrument No. 20000921-0093928 4) Easement for sanitary sewers of record in Book 4388 page 5855) 6) Title to that portion of the property if any embraced within the charter right of way of the railroad.

This property is improved property known as 211 & 0 East Cedar Street, Goodletsville, Tennessee 37072

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of September, 2008.

Randall Sean Stroud

Jill Stroud
Who joins in this conveyance for the sole
Purpose of conveying any marital interest she may
have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

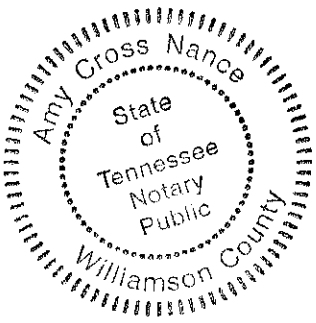
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall Sean Stroud and Jill Stroud, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of September, 2008.

Notary Public

My Commission expires: 3/29/11

FILE NO: 05733



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.

