THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28051-09-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me this 23rd day of September, 2008. Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner: Laura Stroud, James Stroud 408 Shackleford Court Nashville, TN 37215	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 144000046.00

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, **Craig Wiseman and wife, Kimberly K. Wiseman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura Stroud and husband, James 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 ~~un~~improved property located at 1907 Tyne Blvd., 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 23rd day of September, 2008.

Craig Wiseman

Kimberly K. Wiseman

Davidson County DEEDWARR
Recvd: 09/25/08 15:08 2 pgs
Fees:13.00 Taxes:2775.00
20080925-0097755

STATE OF TENNESSEE, COUNTY OF DAVIDSON ---- SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Craig Wiseman and Kimberly K. Wiseman**, 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 23rd day of September, 2008.

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires NOV. 7, 2011

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being in the 7th formerly the 11th Civil District of said County and State, described according to a survey made by E. L. Miller, Jr. & Co., October 11, 1962, as follows:

Beginning on the westerly margin of Tyne Boulevard at the northeast corner of the property conveyed to Christopher G. Hopkins and wife, by deed from Livingfield M. Frazer and wife, of record in Book 3460, page 116, Register's Office of said County; thence with said Hopkins northern boundary line North 86 degrees, 35 minutes West 741 feet to an iron pin lying in the easterly line of the property conveyed to the Hillsboro Presbyterian Church of Nashville, Tennessee, by deed from Viola S. Baulch as of record in Book 2283, page 41, said Register's Office; thence with the easterly line of said Church property North 17 degrees 22 minutes East 228.2 feet; thence South 85 degrees 50 minutes East 627 feet to the westerly margin of Tyne Boulevard; thence with the same South 11 degrees 55 minutes East 222 feet to the beginning, containing 3.4 acres, more or less.

Being the same property conveyed to Craig Wiseman and wife, Kimberly K. Wiseman by Warranty Deed dated June 7, 2004 from Lee S. Kraft, Julie F. Kraft and Elsie C. Kraft, Trustee of the Irrevocable Trust Agreement of Elsie C. Kraft of record in Instrument No. 20040609-0067946, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 Taxes which have been paid by the Grantor and prorated by the parties.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 8037, page 256, Register's Office for Davidson County, Tennessee.
3. Easement for water line and meter of record in Book 3530, page 51, Register's Office for Davidson County, Tennessee.