THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09102146** RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215 **BOX 10-A**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me, this 26th day of October, 2009. Notary Public My Commission Expires: KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner: Michael J. Stroup and Karen B. Stroup 3425 Hampton Ave Nashville TN 37215	Send Tax Bills To: SunTrust Mortgage, Inc. 401 Commerce Street Suite 6500 Nashville, TN 37219	Tax Information: Tax Parcel ID No. 11706008000

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, **Amy L. Parker, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael J. Stroup and wife, Karen B. Stroup** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, and being the westerly part of Lot No. 27, on the plan of Hillsboro Heights, not-of-record, and described according to a copy of a survey thereof made in May of 1910, by W.B. Southgate, Civil Engineer, as follows

Beginning at a point on the southerly margin of Hampton Avenue, 1390 feet west of the center line of 23rd Avenue South; thence with the southerly margin of Hampton Avenue, westwardly 110 feet to the line between Lots Nos. 27 and 28; thence, with said line (between said lots), southwardly 345.7 feet to the common corner of Lots Nos. 27, 28, 30 and 31; thence, with the line between Lots Nos. 27 and 31, eastwardly 110 feet; thence, northwardly and parallel with the dividing line between Lots Nos. 27 and 28, 345.2 feet, more or less, to the (point of) beginning.

Being the same property conveyed to Amy L. Parker, unmarried by Warranty Deed from Thomas S. Bannen and wife, Susan F. Bannen, recorded on the 21st day of March, 2000 in Instrument No. 200003210028624, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 3425 Hampton Ave Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

BILL GARRETT, Davidson County
Trans:T20090072859 DEEDWARR
Recvd: 10/27/09 11:22 2 pgs
Fees:13.00 Taxes:4440.00
20091027-0098973

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 this 26th day of October, 2009.

Amy L. Parker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy L. Parker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2009.

Notary Public

My Commission Expires: 11/22/10

Kaie Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County