This instrument was prepared by:
J. Bryan Echols, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

327 Cartwright Street
Goodlettsville, Tennessee 37072

BILL GARRETT, Davidson County
Trans:T20100040226 DEEDWARR
Recvd: 07/01/10 10:14 5 pgs
Fees:28.00 Taxes:2065.34
20100701-0051489

GENERAL WARRANTY DEED

FROM: RANDALL SEAN STROUD, and wife, JILL STROUD, collectively, Grantor

TO: MICHAEL N. BUCHANAN and wife, MELISSA C. BUCHANAN, collectively, Grantee

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number
Michael N. and Melissa C. Buchanan 5015 Paddy Trace Spring Hill, Tennessee 37174	SAME	09-13-119

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is FIVE HUNDRED FIFTY-EIGHT THOUSAND TWO HUNDRED AND NO/100 DOLLARS ($558,200.00).

Michael N Buchanan
Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of June, 2010.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 8, 2012

Melinda McGray
Notary Public
My Commission Expires: 05/08/12

FOR AND IN CONSIDERATION OF the sum of FIVE HUNDRED FIFTY-EIGHT THOUSAND TWO HUNDRED AND NO/100 DOLLARS ($558,200.00), the receipt and sufficiency of which are hereby acknowledged, RANDALL SEAN STROUD, and wife, JILL STROUD (collectively, "Grantor"), their heirs, successors and assigns, have bargained and sold, and by these presents transfer and convey unto MICHAEL N. BUCHANAN and wife, MELISSA C.

BUCHANAN (collectively, "Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 327 Cartwright Street, Goodlettsville, Tennessee 37072.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Jill Stroud hereby executes this General Warranty Deed to convey any interest she may have in the Property as spouse, and disclaims any warranty made hereunder.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness our hands this 29th day of June, 2010.

GRANTOR:

RANDALL SEAN STROUD

JILL STROUD

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Melinda A. Gray, a Notary Public of said County and State, RANDALL SEAN STROUD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Franklin, Tennessee, this 29th day of June, 2010.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 8, 2012

Notary Public
My Commission Expires: 05-08-12

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Melinda A. Gray, a Notary Public of said County and State, JILL STROUD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Franklin, Tennessee, this 29th day of June, 2010.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 8, 2012

Notary Public
My Commission Expires: 05-08-12

This Deed has been prepared by Stites & Harbison, PLLC ("S & H") based solely upon information furnished by Grantor and Grantee. S & H has not undertaken to independently verify any statement, fact, description or other matter set forth herein and undertakes no responsibility or liability for the correctness or accuracy of any such statement, fact, description or other matter.

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 2R, as shown on the map entitled Final Plat Aztex Energy Company Subdivision, Resubdivision of Lot 2, of record as Instrument No. 20070917-0111205, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RANDALL SEAN STROUD, by deed from BOBBY J. GOAD, SR., of record as Instrument No. 20080104-0000893, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2010 and subsequent years.

2. Matters shown on the Plan of record as Instrument No. 20070917-0111205, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement of record in Book 4388, page 585, said Register's Office.

4. Cross Easement of record as Instrument No. 20000921-0093928, said Register's Office.

Title to that portion of the premises embraced within the charter right of way of the Seaboard System Railway. (Tract 1)