BOOK 5252 PAGE 130

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,000.00

Nicki T. Cross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 1978

Notary Public

MY COMMISSION EXPIRES: 4-29-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sammie Michael Cross (NAME)	Mortgage Corporation of the South (NAME)	6DA-14868
48 Valeria Street (STREET ADDRESS OR ROUTE NUMBER)	2119 Sixth Avenue, North (STREET ADDRESS)	119-6
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35202 (CITY) (STATE) (ZIP)	233

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard Huddleston et ux Nancy J. Huddleston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sammie Michael Cross et ux Nicki T. Cross

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING the southerly 1/2 of a Lot marked "Reserved" on the Plan of Sterling Heights, Section III, as of record in Book 1424, Page 113, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Peachtree Street at the southeast corner of the Reserved Lot; thence with the northerly margin of said Street westwardly 140.2 feet to the beginning of a curve; thence 31.42 feet around said curve with a radius of 20 feet to the easterly margin of Valeria Street, formerly Pickell Drive; the easterly margin of said street, northwardly 60 feet; thence eastwardly 160.9 feet; thence southwardly 80 feet to the northerly margin of Peachtree Street, the point of beginning.

BEING the same property conveyed to Richard Huddleston by deed of record in Book 5225, Page 803, Register's Office, Davidson County, TN. Nancy J. Huddleston, wife of Richard Huddleston, herein joins to convey any and all rights and interest she may have; especially her marital rights. Richard Huddleston executed this instrument on behalf of Nancy J. Huddleston pursuant to a Power of Attorney of record in Book 5136, Page 113, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 1728, Page 541,

THIS conveyance is subject to any and all existing easements of record.

This conveyance is subject to two minimum building setback lines and a public utilities easement of record in Plat Book 1424, page 113, Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 48 Valeria Street, Nashville, Tn. 37211
(House Number) (Street) (P O. Address) (City or Town) (Postal Zip)

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 and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand s this 1st day of February, 1978

Richard Huddleston: Richard Huddleston

Nancy J. Huddleston: Nancy J. Huddleston
By: Richard Huddleston
Attorney in Fact

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Huddleston

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1ST day of FEBRUARY 1978

Commission expires 6-24-80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

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WARRANTY DEED

FROM Richard Huddleston

TO Sammie Michael Cross

IDENTIF. REFERENCE

FEB 13 11 19 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB 13	CONV	21,000.00		
FEB 13	S'TAX		B* 54.60	
FEB 13	PR'FEE		B* .50	
FEB 13	W'DEED		B* 4.00	* 59.10

T/C Essex Inc
218 Fortune Building 1
311 Plus Park Boulevard
Nashville, Tenn. 37217
Jobe Bk #12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Huddleston with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Nancy J. Huddleston as her Attorney in Fact as the free act and deed of the within named Nancy J. Huddleston.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of February, 1978.

My commission expires: 6-24-80

Notary Public