508

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

ADDRESS NEW OWNER:
Lanny L. Cross and Brenda J. Cross
104 Jonesboro Court
Nashville, TN 37214

SEND TAX BILL:
Mortgagee

MORTGAGEE:
America's Wholesale Lender
750 Old Hickory Blvd., Suite 286
Brentwood, TN 37027

MAP AND PARCEL:
MAP 96-14
GROUP
PARCEL 270

WARRANTY DEED

BOOK 9781 PG 59

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Larry V. Gibbs and wife, Marta Jo Gibbs, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lanny L. Cross and wife, Brenda J. 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:

Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of Hickory Bend, Section IV, of record in Book 4175, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry V. Gibbs and wife, Marta Jo Gibbs by deed from David L. Keen, Jr. and wife, Patricia B. Keen, as of record in Book 4792, page 916, Register's Office for Davidson County, Tennessee.

This is improved property known as 104 Jonosboro Court, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Restrictive covenants contained in an instrument of record in Book 4272, page 832, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record in Book 4175, page 34, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lanny L. Cross and wife, Brenda J. Cross, their heirs and assigns, forever; and we, Larry V. Gibbs and wife, Marta Jo Gibbs, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 25th day of August, 1995.

BOOK 9781 PG 60

Larry V. Gibbs

Marta Jo Gibbs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Larry V. Gibbs and wife, Marta Jo Gibbs, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of August, 1995.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 74,000.00.

AFFIANT

Subscribed and sworn to before me
this 25th day of August, 1995.

NOTARY PUBLIC

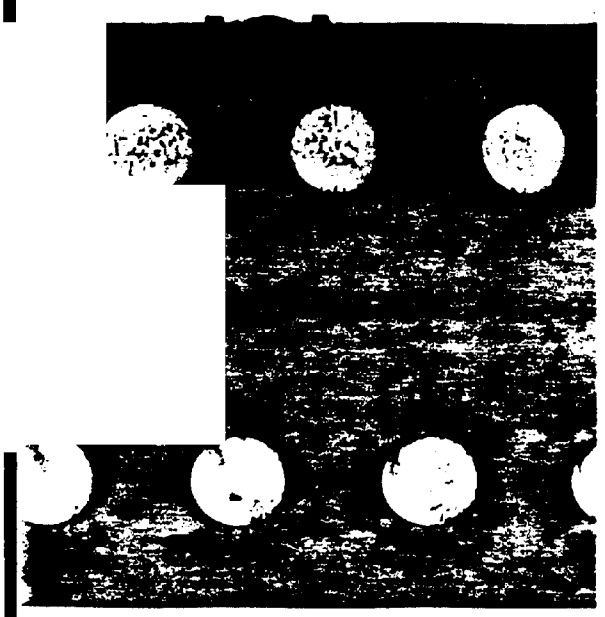
My Commission Expires: Nov. 20, 1996

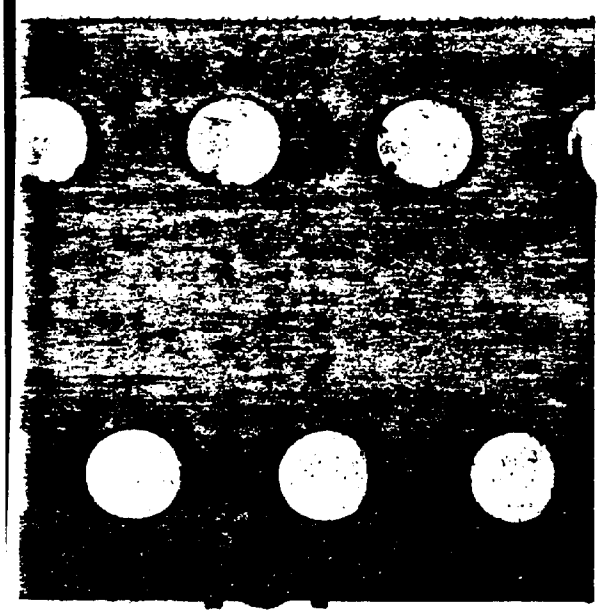
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

95 SEP -1 AM 8:13
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0095802

7295 09/01 0101 03CHECK 282.80





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9781 PG 61

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 74000.00
CON TX 273.80
PRFEE 1.00
MDEED 8.00
TOTAL 282.80
CHECK 282.80
09/01/95 01 09:12 0001 9295

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0095802
IDENTIF. ^ REFERENCE

95 SEP -1 AM 9:13

FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN.

No. 948204