After Recording Return To:
Title Enterprises, LLC
3354 Perimeter Hill, Suite 114
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 12/07/00 15:05 2pgs
Fees:11.00 Taxes:388.50
20001207-0120736

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANTHONY CROSS,** herein after referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto undersigned, **MONIQUE JOHNSON** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **DAVIDSON County, State of Tennessee**, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Saunwood, as of record in book 2083, Page 47, Register's Office for Davidson County, Tennessee.

Said Lot begins at a point in the southerly margin of Maplewood Lane at the common front corner of Lots Nos. 1 and 2 on said Plan; thence with the common boundary line between lots 1 and 2 southerly 189.95 feet to a point; thence eastwardly 10 feet to the southwesterly corner of Lot No. 4; thence with the common boundary line between lots 2 and 4 northeasterly 123.05 feet to the common corner of Lots 2, 3 and 4; thence with the common boundary between lots 2 and 3 northerly 105 feet to the southerly margin of Maplewood Lane; thence with the margin of Maplewood Lane westerly 97 feet to the point of beginning.

Being the same property conveyed to Ashley M. Thweatt and wife, Georgia Moore Thweatt, by deed appearing of record in Book 2283, Page 57, Register's Office for Davidson County, Tennessee. The said Ashley M. Thweatt predeceased Georgia Moore Thweatt leaving her as the sole surviving tenant by the entirety. The said Georgia Moore Thweatt died and devised said property to her children, Albert Ashley Thweatt, Jean Thweatt Cobb and James Martin Thweatt equally, by Last Will and Testament filed with the Davidson County Probate Court Clerk's Office, Docket No. 97028.

This is property with a common address of 728 Maplewood Lane, Nashville, TN 37216.

ALSO, BEING THE SAME PROPERTY CONVEYED TO ANTHONY CROSS BY DEED RECORDED IN BOOK 10321, PAGE 171, R.O.D.C., TN.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 31ST **day of** May **, 2000.**

ANTHONY CROSS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ANTHONY CROSS**, the within named bargainers, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that he executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 31st **day of** May **, 2000.**

Lola A. Taylor
Notary Public

My Commission Expires: 02-22-2004

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES: February 22, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$105,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st **day of** May **, 2000.**

Lola A. Taylor
Notary Public

My Commission Expires: 02-22-2004

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES: February 22, 2004

THIS INSTRUMENT PREPARED BY:

Title Enterprises, LLC
3354 Perimeter Hill, Suite 114
Nashville, Tennessee 37211

MAP AND PARCEL NUMBER: 61-6 115

Property Address: 728 Maplewood Lane, Nashville, TN 37216

ADDRESS NEW OWNER:

MONIQUE JOHNSON
728 Maplewood
Nashville, TN 37216

SEND TAX BILLS TO:

Same