WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Jennifer Cross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Cross	Same as New Owner	Map 71-03-0 Parcel 061.00
(NAME)	(NAME)	
1030 Moncrief Circle		
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **THOMAS G. WHITLEY AND WIFE, CLARA M. WHITLEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER CROSS**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th Civil District of Davidson County, Tennessee, commencing at the southwest corner of the Floyd E. Frey property, described in an unrecorded survey made by W. W. Turner Company, May 14, 1951, thence north 11 deg. 52' east 65 feet with the east margin of Dickerson Road to a point; thence south 72 deg. 11' east 153 feet, more or less, to a point; thence south 15 deg. 37' west 65 feet to a point in the north margin of the Frey property, the south margin of the Henry Gentry property; thence north 72 deg. 11' west with the boundary of the said Frey and Gentry line; 150 feet to the point of beginning.

ALSO CONVEYED HEREWITH is that certain non-exclusive ingress / egress easement crossing upon the real property (Lot 8) as conveyed to Thomas G. Whitley and wife, Clara N. Whitley as evidenced by Warranty Deed of record in Book 4669, Page 359, Register's Office for Davidson County, Tennessee to which reference is hereby made, to run with the land, to wit;

Being a 15' wide ingress and egress easement serving that property owned by Thomas G. Whitley (DB 7012, Page 386 RODCT) having a Metro Tax Map Parcel ID of 0710306100 crossing that property owned by Thomas G. Whitley (DB 4669, Page 359 RODCT) known as Lot 8 of the John L. Gordon Subdivision as of record in BK 843, PG 61 RODCT and having a Metro Tax Map Parcel ID of 07103006200 more accurately described as follows:

Beginning at the southeast corner of said lot 8, a common corner with lot 7, of said subdivision; Thence, with the common line between said lots, N 78 30'00" W, 22.99' to a point; Thence N 37.46' 18" W, 70.56' to a point in the northerly line of said lot 8; Thence, with said line, S 72 03'11" E, 26.63' a point in said line, said point being the southeast corner of the served parcel (0710306100); Thence S 37 46'18" E, 65.98' to the point of beginning containing 1,024 sq. ft. more or less.

ALSO CONVEYED HEREWITH, to run with the land, non-exclusive ingress / egress which serves Lot 5, 6, 7, & 8 as described in Book 2090, Page 582, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas G. Whitley and wife, Clara M. Whitley by Warranty Deed recorded in Book 7012, Page 386, Register's Office for Davidson County, Tennessee.

2003 Property taxes shall be the responsibility of the Grantee when due and payable.

This is the same legal description as on the previous deed of record.

This conveyance is made subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

This is improved property, known as 2531 Dickerson Pike, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 03/17/03 10:40 2pgs
Fees:13.00 Taxes:462.50
20030317-0034962

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 hands this 14th day of March, 2003.

Thomas G. Whitley

Clara M. Whitley

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the said County and State, Thomas G. Whitley and wife, Clara M. Whitley the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 3/14/2003.

Commission expires:

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires APRIL 28, 2004

Larry D. Craig Notary Public