This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

Davidson County DEEDWARR
Recvd: 02/25/04 10:48 2pgs
Fees:13.00 Taxes:373.70
20040225-0021312

ADDRESS NEW OWNER:
CROSS TIMBERS TRUST
P. O. Box 1648
White House, TN 37188

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 128-14
PARCEL 31
9D-4834

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Barbara C. Souter, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto CROSS TIMBERS TRUST, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 102, on the Plan of Harpeth Park, Section 2, of record in Plat Book 3700, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Barbara C. Souter by deed from Josephine E. Mangano, unmarried, of record in Book 6426, Page 736, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This is the same description as in previous deed of record.
This conveyance subject to Deed of Trust payable to Ocwin Mortgage, of record in INST: 20020301-0025962, said Register's Office, the terms, conditions, provisions and stipulations thereof.
Taxes for 2004 have been pro-rated and assumed by Grantees.

This is improved property known as 325 Cross Timbers, Nashville TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CROSS TIMBERS TRUST, its successors and assigns, forever; and I, Barbara C. Souter do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 my hand this the 23rd day of February, 2004.

Barbara C. Souter

Barbara C. Souter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Barbara C. Souter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this the 23rd day of February, 2004.

Toni Barrett

NOTARY PUBLIC

My Commission Expires: 5-30-04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 101,000.00

AFFIANT

Subscribed and sworn to before me this 23rd day of February, 2004.

Toni Barrett

NOTARY PUBLIC

My Commission Expires: 5-30-04