Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

VIRGINIA L BOND
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $138,500.00

Affiant

Subscribed and sworn to before me, this 5th day of May, 2004.

Notary Public
My commission expires: 11-16-05

Address of New Owner:	Send Tax Bills to:	Tax Information
William A. Cross 1209 Jacksons View Rd. Hermitage TN 37076	FHHLC 5901 College Blvd 3rd Flr. Overland Park KS 66211	086-07-0-A 015.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Tim D. Wood and wife, Leann M. Wood, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William Cross and Misty Cross, husband and wife, hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, TN being Lot No. 15 on the plan of Bret Ridge, of record in Plat book 6900, Page 121, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Tim D. Wood and wife, Leann M. Wood by deed, dated 02/26/99, from Sandra Jean Vasseur, of record in Book 11359, Page 283, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1209 Jacksons View Rd., Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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.

Davidson County DEEDWARR
Recvd: 05/07/04 14:48 2pgs
Fees:13.00 Taxes:512.45
20040507-0052419

WITNESS my hand this 5th day of May, 2004.

Tim D. Wood

Leann M. Wood

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tim D. Wood and Leann M. Wood, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 5th day of May, 2004.

Notary Public

My Commission expires 11-16-05

