THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18200D

MAP/GROUP/PARCEL:
070-033.00

NEW OWNER'S NAME AND ADDRESS:
William T. Cross
110 Hickory Trail
Hendersonville, Tn 37075

Davidson County DEEDWARR
Recvd: 05/13/04 14:26 2pgs
Fees:13.00 Taxes:203.50
20040513-0056197

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Barbara Manasco, a married woman, hereinafter called Grantor, do hereby transfer and convey unto WILLIAM T. CROSS, a single man, his heirs and assigns, hereinafter called Grantees, property described as follows:

Land in Davidson County, Tennessee, being part of the westerly part of Lot No. 3 on the Map of the Lands of K.T. Morris, deceased, of record in Book 57, Page 49, Register's Office for Davidson County, Tennessee, described according to survey of John Kohl, dated November 9, 1968, as follows: Said part of said lot fronts 68 feet on the northerly side of Bell Grimes Lane and extends back between parallel lines 200 feet to a rear line measuring 68 feet.

The subject property is commonly known as 1214 BELL GRIMES LANE, Nashville, TN 37207.

BEING the same property conveyed to James Roy Jenkins and wife, Willie W. Jenkins herein by deed of record in Book 4692, Page 208, Register's Office for Davidson County, Tennessee. James Roy Jenkins died on February 10, 1975, and at the time of his death was married to Willie W. Jenkins. Willie W. Jenkins died on September 18, 2000, and at the time of her death was an unremarried widower. Barbara Manasco, daughter and Willie Joe Jenkins, son are the sole living heirs to the Estate of James Roy Jenkins and wife, Willie W. Jenkins. Willie Joe Jenkins died intestate on February 21, 2004, and at the time of his death was never married and did not have any living children.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Barbara Manasco

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Barbara Manasco, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 7th day of May, 2004.

NOTARY PUBLIC

My Commission Expires:
3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $55,000.00.

AFFIANT

Sworn to and subscribed before me, this the 7th day of May 2004.

NOTARY PUBLIC

My Commission Expires:
3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE