WARRANTY DEED

FROM:
Larry B. Turner, and Wife,
Mildred Turner

TO:
Charles Watson Cross

Davidson County DEEDWARR
Recvd: 08/16/04 16:06 2pgs
Fees:13.00 Taxes:111.00
20040816-0099048

STATE OF TENNESSEE}
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2004

Notary Public
MY COMMISSION EXPIRES: My Commission Expires JULY 21, 2007
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
CHARLES WATSON CROSS, ATTORNEY, 221 4TH AVENUE N.; NASHVILLE, TN

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Charles Watson Cross 221 Fourth Avenue North Nashville, TN 37219	Same	47-132

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE LARRY B. TURNER AND WIFE, MILDRED TURNER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES WATSON CROSS, [SUBJECT TO A LIEN WHICH IS HEREBY RESERVED TO GRANTORS FOR THE PAYMENT OF A PROMISSORY NOTE OF $24,000.00 {AFTER DOWN PAYMENT WHICH IS HEREBY ACKNOWLEDGED} FROM GRANTEE TO GRANTORS EXECUTED CONTEMPORANEOUSLY HEREWITH] HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being described according to a survey by Bruce Rainey and associates, Registered Surveyor #873,TN, Job # 970205, dated December 3, 1997:

Beginning at an iron pin set on the northwesterly margin of Old Hickory Boulevard, said point of beginning being the northeasterly corner of this tract and the southeasterly corner of the Robert L. McKeown land of record in Deed Book 8402, page 825. R.O.D.C.,Tennessee; thence with the westerly margin of said Old Hickory Boulevard the following four calls: S. 16° 16' 09" W 45.36' feet to and iron pin, thence S 12° 12' 30" W 232.98 feet to an iron pin, S 07° 46' 02" W 65.78 feet to a iron pin, thence S 01° 57' 11" 131.15 to a pin, the above calls are 30 feet from and parallel to the centerline of said Old Hickory Boulevard; thence said Boulevard and with the northerly line of a 11.629 acre tract owned by Joseph B. Ingle and wife, Rebecca J. Ingle, of record in Deed Book 8233, page 443, R.O.D.C. ,Tennessee, N 51° 06' 22" W 271.09 feet to and iron pin, thence N 75°19' 10" W 1355.87 feet to an iron pin, thence leaving said line and with the line of Scottsboro Properties' land of record in Deed Book 7232, page 747, R.O.D.C., Tennessee, N 02° 00' 48" E 724.40 feet to an iron pin. Thence leaving said line and with the line of aforesaid Robert L. McKeown land of record in Deed Book 8402, page 825, R.O.D.C., Tennessee S 60° 41' 47" E 1360.76 feet to an iron pin, thence S 74° 52' 43" E 399.69 feet to the point of beginning, containing 18.53 acres more or less.

Included in this conveyance is a 20 foot ingress and egress easement to the lands of McKeown of record in Deed Book 8402, page 825, R.O.D.C., Tennessee. The point of beginning being 110 feet northwesterly of the southeasterly corner of this tract of land. Also included from the same point of beginning is a 10 foot water service line easement across the pasture the centerline of which is on a bearing of approximately N 02° 00' 00" W and then following the curve of the road easement until reaching the lands of McKeown.

To assure access along the existing driveway through the land of Joseph B. and Rebecca J. Ingle, and access for water line, conveyed herein also are all easements previously reserved by the GRANTORS herein from their conveyance to Joseph B. Ingle and wife, Rebecca J. Ingle, of record in Deed Book 8233, page 443, R.O.D.C., Tennessee, [and not previously conveyed to the above Robert L. McKeown,] being a 20' joint use ingress and egress easement and 10' water service line easement running through other lands owned by Turner in the green field in Deed Book 5879, page 698, R.O.D.C., Tennessee, and in the conveyance from Edna O. and Claude G. Black to Grantors in Book 5721, Page 518, R.O.D.C., Tennessee; [south of the property previously conveyed to the Said Joseph B. and Rebecca J. Ingle] northerly, to a point in the southerly line of the above described Ingle tract which easement generally begins on the westerly margin of Old Hickory Boulevard 343.25' southeasterly from the southeastern corner of the Ingle tract and runs in a northwest direction to a point in the southerly margin of the Ingle tract ,65' more or less west of the northeast corner of the said Ingle tract and the westerly margin of Old Hickory Boulevard.

Warranty Deed
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This UNimproved property, know as :TBA Old Hickory Boulevard, Nashville, Tennessee 37218
(House Number) (Address)

The GRANTORS shall assume and pay taxes due through October 5th, 1999 and GRANTEE shall assume and pay taxes thereafter due.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, easements, and interest thereto belonging to the said GRANTEE, his heirs, and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set forth, and do further covenant and bind ourselves, our heirs, successors, and/or representatives, to warrant and forever defend the title to the said land against the 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 and signature this 4th day of October, 1999:

LARRY B. TURNER **MILDRED TURNER**

STATE OF GEORGIA }
COUNTY OF: Fayette }

Personally appeared before me, Nancy Faulkner, a Notary Public in and for said State and County, the within named Larry B. Turner, and Wife, Mildred Turner, the Bargainors with whom I am personally acquainted, and who properly identified themselves to me on the basis of evidence satisfactory to me, and who, upon oath, acknowledged that they executed the within instrument for the purposes herein contained. Witness my HAND AND SEAL, at COUNTY OF Fayette, STATE OF GEORGIA, this 4 day of October, 1999.

Nancy Faulkner
Notary Public

My Commission Expires: May 5, 2002

[SEAL] NANCY FAULKNER NOTARY PUBLIC FAYETTE COUNTY, GEORGIA