Prepared by:
Realty Title (02)_____
5111 Maryland Way Suite 101
Brentwood, TN 37027

After Recording Return To
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN0825

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $610,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of December 2004

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kevin Cross 53 Haverhill Court Nashville, TN 37215	New Owner	15-08-A/014.00 CO

SPECIAL 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, SUNTRUST BANK, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to KEVIN CROSS and wife, NATALIE CROSS, hereinafter called the Grantee, his/her/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, Tennessee, being Lot No. 14 on the Plan of 3rd Revision Middleton as of record in Plat Book 6900, Page 900, Register's Office for said county, to which reference is hereby made for a more particular description.

Being the same property conveyed to Suntrust Bank by Special Warranty Deed dated 8/7/03, of record in Instrument No. 20031015-0153055, Register's Office for Davidson County, Tennessee.

Subject to any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said county.

This property is improved property known as 53 Haverhill Court, Nashville, TN 37215.

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 Grantees 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, but such covenants exist only to the extent of any claims arising, by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through, or under Grantors, but no further or otherwise.

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: 01/04/05 16:24 2 pgs
Fees:13.00 Taxes:2257.00
20050104-0001488

WITNESS my hand this 29th day of December, 2004.

By: _____
SUNTRUST BANK Rebecca W. Shaia
Title: Vice President

STATE OF VIRGINIA
COUNTY OF RICHMOND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca W. Shaia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Vice President of SUNTRUST BANK. and (s)he is authorized by SUNTRUST BANK to execute this instrument on its behalf by Rebecca W. Shaia as such Vice President.

Witness my hand and seal at office in Richmond, Virginia this 29th day of December, 2004.

_____
NOTARY PUBLIC

My commission expires: 1-31-2006