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THIS INSTRUMENT PREPARED BY:
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ATTORNEYS AT LAW
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $87,500.00.

Affiant

Sworn to and subscribed before me this 14 day of January, 2005.

Notary Public
My Commission Expires: 3-14-2005

CHARLES E. MORTON IV NOTARY PUBLIC TENNESSEE WILLIAMSON CO.

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Elizabeth L. Cross and Nathan Cross, wife and husband	252 Timmons Street	Owner	119.14.0 064.00
252 Timmons Street	Nashville, TN 37211		
Nashville, TN 37211			

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eighty-Seven Thousand Five Hundred and 00/100 Dollars ($87,500.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **BERTHA L. MARRETT, a single person** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **ELIZABETH L. CROSS and NATHAN CROSS, wife and husband** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being the easterly 55.6 feet front and 56.9 feet rear of Lot No. 7 and the westerly 19.4 feet front and 18.1 feet rear of Lot No. 8 of Block "D" on the Plan of Woodbine Courts, Section No. 7 not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:
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> Beginning on the northerly margin of East Timmons Avenue at the southwest corner of the property conveyed to England G. Martin and wife, by deed from C. W. Talley and wife, of record in Book 1372, Page 401, Register's Office for said County; thence with said Martin's westerly line, northwardly 156.5 feet to the southerly line of Lot No. 22; thence with the southerly line of Lots Nos. 22 and 23, westwardly 75 feet to the northeast corner of the property conveyed to Johnnie E. Miller and wife, by deed from Geo. D. Waller and wife, of record in Book 1415, Page 149, said Register's Office; thence with said Miller's easterly line, southwardly 156.5 feet to the northerly margin of East Timmons Avenue; thence with said Avenue, eastwardly 75 feet to the beginning.
>
> BEING the same property conveyed to Bertha L. Marrett, unmarried, by Warranty Deed dated March 28, 2001 from Gregory J. Cochran and wife, Lisa Murray Cochran, of record in Instrument No. 20010403-0032197, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that she is lawfully seized and possessed of

Davidson County DEEDWARR
Recvd: 01/18/05 10:55 2 pgs
Fees:13.00 Taxes:323.75
20050118-0005875

said land in fee simple, has a good right to convey it, and that the same is unencumbered except by taxes for the year 2005 which are a lien but not yet due and payable to be paid by Grantees, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 14 day of January, 2005.

BERTHA L. MARRETT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Bertha L. Marrett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 14 day of January, 2005.

NOTARY PUBLIC

My Commission Expires: 3-14-2005

CHARLES E. MORTON IV NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE