THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23868-02-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Deborah K. Pitts Affiant Subscribed and sworn to before ~~me this~~ 28th day of February, 2005. Christina M. Read Notary Public My Commission Expires: CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires ~~November~~ 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Deborah K. Pitts 114 Clarendon Avenue Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No. 104.13 Parcel No. 131.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alexandra C. Cross and husband, Thomas G. Cross** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah K. Pitts,** married ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3720 Brighton Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of February, 2005.

Alexandra C. Cross

Alexandra C. Cross

Thomas G. Cross

Thomas G. Cross

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Alexandra C. Cross and Thomas G. Cross**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2005.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 03/01/05 15:57 2 pgs
Fees:13.00 Taxes:1665.00

20050301-0022629

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 100 feet of the northerly part of Lot No. 23 of Block "L" on the map of the Whitland Realty Company's Subdivision as of record in Book 332, page 141, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Said part of Lot No. 23 fronts 100 feet on the northerly side of Brighton Road and runs back between parallel lines 320 feet more or less, to the southerly line of Lot No. 24.

Being the same property conveyed to Alexandra C. Cross and husband, Thomas G. Cross by deed dated December 30, 1998 from Hardy C. Burch and wife, Sherri D. Burch of record in Book 11282, page 931, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 Taxes which have been prorated by the parties and assumed by the Grantee(s) .
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3933, page 5, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 332, page 141, Register's Office for Davidson County, Tennessee.