Davidson County DEEDWARR
Recvd: 03/16/05 10:08 2 pg
Fees:13.00 Taxes:403.30

20050316-0028774

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Doit Lee Cross	JPMorgan Chase Bank, N.A.	
104 Spring Place Drive Nashville, TN 37214	5409 Maryland Way Brentwood, TN 37027	MAP and PARCEL 85-15 A 4 CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Sheila J. Gates, an unmarried person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Doit Lee Cross**, an unmarried person (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 104, on the Plan of Spring Place Condominiums, as described and shown on site layout in Book 6780, Page 289, attached to master Deed for Spring Place Condominiums of record in Book 6780, Page 229, and the By-Laws appended thereto of record in Book 6780, Page 265, Register's Office for said County, and addendums thereto, to which reference is hereby made.

Being the same property conveyed to Sheila J. Gates, unmarried, by Warranty Deed dated June 17, 1998, from CPC Wedgewood, L.P., of record in Book 10984, Page 539, Register's Office for Davidson County, Tennessee.

This is property with a common address of 104 Spring Place Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 6780, Page 289 and Book 6250, Page 830, (boundary plat) said Register's office and all matters therein; (3) Master Deed of record in Book 6780, Page 229; Book 7213, Page 121; Book 7242, Page 924; and Instrument No. 20020709-0082174, said Register's Office; (4) By-Laws of record in Book 6780, Page 265, said Register's Office; (5) Charter of record in Book 7233, Page 933, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $109,000.00

Doit Lee Cross
Affiant

Subscribed and sworn before me this 15th day of March, 2005.

My Commission Expires: 1/28/2006

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires JAN. 28, 2006

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

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **15th** day of **March, 2005**.

Sheila J. Gates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Sheila J. Gates, an unmarried person** , with whom I am personally acquainted, or who 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 and official seal at office this **15th** day of **March, 2005**.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN 28, 2006

File No. 0503-020