WARRANTY DEED

BRADLEY J. HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~145,000.00~~ $159,000.00 CC

Carol Cross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2005.

5-23-09

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Cross	Same as new owner	MAP 32-15 PAR. 20 AND MAP 41-03 PAR. 11
(NAME)	(NAME)	
1338 Dalemere Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/13/05 11:07 2 pgs
Fees:13.00 Taxes:569.80

20050713-0081098

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **PEGGY A. AKIN, A WIDOW**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROL CROSS**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
Situated in Davidson County, Tennessee, being Lot No. 147 on the Plan of Dalemere Subdivision, Section 6, of record in Book 3700, Page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 147 fronts 149.36 feet on the northerly margin of Dalemere Drive and extends back 243 feet on the easterly line and 250 feet on the westerly line to a dead line in the rear, measuring 241.40 feet thereon.

Being the same property conveyed to Alfred R. Akin and wife, Peggy A. Akin by deed of record in Book 4657, Page 612, Register's Office for Davidson County, Tennessee; the said Alfred R. Akin having since died on April 18, 2005, the property vests in Peggy A. Akin, as surviving tenant by entity.

TRACT II:
Situated in the 11th Metropolitan Councilmanic District, formerly 10th Civil District, of Nashville, Davidson County, Tennessee.

Being a surplus portion of Dalemere Subdivision, Section 6, as of record in Book 3700, Page 22, Register's Office for said County, and being more particularly described as follows: BEGINNING at a concrete monument being the common corner of Lot No. 147 and 148; thence north 53 degrees 47' 30" east 390' to a point where the property line of T.W. Dailey coincides with the extreme north tip of Lot No.145; thence south 25 degrees 34' west 180.06' to the common corners of Lot No. 147 and 145; thence south 74 degrees 27' west 241.40' to the point of beginning. Said parcel contains by estimation approximately one-third acre, more or less.

Being the same property conveyed to Alfred R. Akin and wife, Peggy A. Akin by deed of record in Book 4697, Page 54, Register's Office for Davidson County, Tennessee; the said Alfred R. Akin having since died on April 18, 2005 the property vests in Peggy A. Akin, as surviving tenant by entity.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 1338 Dalemere Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful 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 my hand this 24th day of June, 2005.

Peggy A. Akin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Peggy A. Akin, a widow the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 6/24/2005.

Commission expires: 2-10-08

Notary Public

Y D. CRAIG
NOTARY
PUBLIC
AT
LARGE
DAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008