State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $92,000.00.

Subscribed and sworn to before me, this 27th day of October, 2005.

My Commission Expires: 1-27-07

Affiant

10-27-05

File No. N14384

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: David B. Cross		NAME: David B. Cross	
STREET ADDRESS: 1802 Guest Drive		STREET ADDRESS: 1802 Guest Drive	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37216		ZIP CODE: 37216	
MAP & PARCEL NO.: 073-13-0-021.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, ***Raymond B. Tucker and Joyce T. Tucker***

Hereinafter called Grantors have, bargained and sold, and by these presents does hereby transfer and convey unto ***David B. Cross***

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 77 on the Plan of Section I, Henderson Gardens, as of record in Book 2900, Page 75, Register's Office for Davidson County, Tennessee.

Said lot fronts 75 feet on the southwesterly side of Guest Drive and runs back 187.8 feet on the northwesterly line and 130.8 feet on the southeasterly line to a dead line in the rear, which is a broken line on which it measures 98.3 feet.

BEING the same property conveyed to Raymond B. Tucker and wife, Joyce T. Tucker by Warranty Deed from Charles D. Hankins, the only heir-at-law of Frances L. Hankins, deceased, and wife, Georgia L. Hankins, dated 04/17/74, recorded 04/18/74, in Book 4807, Page 96, Davidson County, Tennessee.

This is improved property known as **1802 Guest Drive, Nashville, TN 37216**

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and we do covenant with the said Grantee 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 grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 10/28/05 10:59 2 pgs
Fees:13.00 Taxes:340.40
20051028-0130366

WITNESS our hands this 27th day of October, 2005.

Raymond B. Tucker

Joyce T. Tucker

State of Tennessee }
County of Davidson } ss

On this the 27th day of October, 2005, before me, the undersigned Notary Public, personally appeared **Raymond B. Tucker and Joyce T. Tucker**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

Notary Public
My commission expires 1-27-07

WARRANTY DEED