This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Firm/Company:	
Address:	**219 Ward Circle**
Address 2:	**Suite 3**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 01/12/06 10:03 3 pg
Fees:18.00 Taxes:395.90

20060112-0004694

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **KIMBERLY ANNE CROSS, UNMARRIED**, hereinafter referred to as "collectively Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **MICHAEL SULLIVAN AND WIFE, BRENDA SULLIVAN** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LO TNO. 58-B ON THE PLAN OF ZONE LOT DIVISION OF LOTS NOS. 58 AND 59, REVISED SECTION 3, PERCY PRIEST WOODS OF RECORD IN PLAT BOOK 6250, PAGE 459, AMENDING PLAT BOOK 5200, PAGE 789, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO KIMBERLY ANNE CROSS BY CASH DEED FOR TENNESSEE OF ANDREW M. CUOMO, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON, D.C. RECORDED MAY 9, 2000 IN INSTRUMENT NO. 200005090046975, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 108-16-300

This property is known as: 1112 OAKWAY CIRCLE, NASHVILLE, TN 37214

Subject to Restrictions of record in Book 6097, Page 11, Book 6353, Page 307, Book 6560, Page 667; all matters shown on the Plat of record in Book 6250, Page 459, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 6th day of January, 2006.

Kimberly Anne Cross

Grantor
Kimberly Anne Cross

STATE OF Tennessee

COUNTY OF Williamson

On this 6th day of January, 2006, before me personally appeared Kimberly Anne Cross to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Notary Public

Printed Name: _____

Commission Expires: My Commission Expires JUNE 8, 2008

Grantor(s) Name, Address, phone:
Kimberly Anne Cross

615-474-2546

Grantee(s) Name, Address, phone:
Michael Sullivan etux
1112 Oakway Court
Nashville, TN 37214

SEND TAX STATEMENTS TO :
GRANTEE

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$107,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 6th day of January, 2006.

Affiant

Michael Sullivan
Type or Print Name

Notary Public

W. Davis
Type or Print Name

(Seal)

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires:

My Commission Expires JAN. 20, 2009