Davidson County DEEDQC
Recvd: 06/16/06 11:33 2 pgs
Fees:12.00 Taxes:0.00
20060616-0071974

This Instrument Prepared By:
A & R Title and Closing, Inc.
907 Rivergate Parkway Ste D-1
Goodlettsville, TN 37072

QUITCLAIM DEED

Map 52-6, Parcel 90.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I/WE James Marion Fulton and Anthony S. Cross and Margo Jackson Cross, as joint tenants with right of survivorship, hereby bargain, release, remise, quitclaim and convey unto Anthony S. Cross and Margo Jackson Cross, all my right, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 90 on the plan of Map of Madison Heights Subdivision, Section 1, as shown on plat of record in Plat Book 1424, page 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to James Marion Fulton and Anthony S. Cross and Margo Jackson Cross, as joint tenants with the right of survivorship, by deed from James Marion Fulton and Anthony S. Cross dated 06/16/05 and filed of record in Instrument Number 200506200070313, said Register's Office.

Any inaccuracy in the area, square footage or acreage of land described in Schedule A or attached plat, if any. The Company does not represent or insure the area, square footage or acreage of the land.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 8th day of June 2006

James Marion Fulton

Anthony S. Cross

Margo Jackson Cross

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, James Marion Fulton and Anthony S. Cross and Margo Jackson Cross, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witnessed my hand and official seal this 8th day of June 2006.

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires July 28, 2007

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Sworn to and subscribed before me this 8th day of May 2006

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires July 28, 2007

Notary Public

My Commission Expires:
_____

Map 52-6 Parcel 90.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:

Anthony S. Cross
Margo Jackson Cross
745 Tahlena Avenue
Madison, Tennessee 37115