PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 02/27/07 08:53 3 pgs
Fees:18.00 Taxes:1202.50

20070227-0023973

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of February, 2007, by and between JOHN D. DENTON, UNMARRIED, hereinafter called Grantor, and MARGO CROSS and ANTHONY CROSS, WIFE AND HUSBAND, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JOHN D. DENTON, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto MARGO CROSS and ANTHONY CROSS, WIFE AND HUSBAND, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"), subject to the below-stated life estate retained by Grantor. This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3115 & 3119 GALLATIN PIKE & 0 ELVIRA AVE, NASHVILLE, TENNESSEE 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

JOHN D. DENTON
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOHN D. DENTON, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tn, **this** 23 **day of February, 2007.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

MARGO CROSS and ANTHONY CROSS
745 Tahlena Avenue
Madison, Tn 37115

Property Address:

3115 & 3119 GALLATIN PIKE & 0 ELVIRA AVE, NASHVILLE, TENNESSEE 37216
Person Responsible for Taxes:

Same

Map & Parcel #: MAP 072-06, PARCELS 137, 139 & 140

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$325000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Margo Cross
Affiant

Sworn to and subscribed before me, a Notary Public, this 23 day of **February, 2007.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

07-7979

EXHIBIT 'A'

TRACT 1:

Land in Davidson County, Tennessee, being part of lot No. 2 on the corrected plan of E.J. Childers' Subdivision of the J.H. Ambrose Tract, as of record in Book 332, Page 134, Register's Office for said County, described as follows:

Beginning on the westerly margin of the Gallatin Road at a point 25 feet south of the southwest corner of Elvira Avenue and said Road, said point being the southeast corner of the property conveyed to Eugene Reynolds and wife, by deed from Fred W. Karow and wife of record in Book 1282, Page 213, said Register's Office; thence with said road southwardly 27-1/2 feet to the northeast corner of the property conveyed to E.J. Raggett and wife, by deed from John Raymond Preston, et al, of record in Book 3986, Page 133, said Register's Office; thence with Raggett's northerly line westwardly 70 feet to a needle point at or near rear of the store house, formerly belonging to J.J. Preston; thence westwardly 112.7 feet to a corner of the Raggett property; thence with Raggett's easterly line northwardly 45 feet to the southerly margin of Elvira Avenue; thence with said Avenue eastwardly 107 feet, more or less, to the northwest corner of the Reynolds property; thence with Reynold's westerly line southwardly 22-1/2 feet to their southwest corner; thence with their southerly line eastwardly 87.9 feet to the beginning.

TRACT 2:

Land in Davidson County, Tennessee, being part of lot No. 2 on the corrected plan of E.J. Childers' Subdivision of the J.H. Ambrose Tract, as of record in Book 332, Page 134, Register's Office for said County, described as follows:

Beginning on the westerly margin of Gallatin Road at a point 52 1/2 feet south of the southerly margin of Elvira Avenue, said point being the southeast corner of the property conveyed to Joe Rowland by deed for J.J. Preston and wife, of record in Book 1557, Page 137, said Register's Office; thence with the westerly margin of said Road southwardly 47 1/2 feet to the northeast corner of the property conveyed to S.S. Foster and wife, by deed from C.H. Benedict, of record in Book 545, Page 250, said Register's Office; thence with the northerly line of said Foster property westwardly 175 feet, more or less, to the easterly line of Lot No. 4 on said plan; thence with said line northwardly 90 feet to the southerly margin of Elvira Avenue; thence with said Avenue, eastwardly 12 feet; thence southwardly 45 feet; thence eastwardly 112.7 feet to a needle point at or near rear of the store house, formerly belonging to J.J. Preston; thence eastwardly with the southerly line of the Joe Rowland property 70 feet to the beginning.

Being the same property conveyed to JOHN D. DENTON, by Warranty Deed from Mike Mayberry and wife, Shasity Mayberry, of record in Instrument Number 20050802-0090463, Register's Office for DAVIDSON, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (Map 072-06, Parcel 137).
2. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (Map 072-06, Parcel 139).
3. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (Map 072-06, Parcel 140).
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4275, page 312, Register's Office for DAVIDSON County, Tennessee.

5. All matters as set forth on the Plan of record in Book 332, page 134, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.