This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6070122

Davidson County DEEDWARR
Recvd: 03/26/07 10:19 2 pgs
Fees:13.00 Taxes:573.13
20070326-0035857

**Send Tax Bills To:**
SAME

**New Owner is:** Kevin J. Cross
2108 Freeman Ln
Madison, TN 37115

MAP: 053
PARCEL: 09-0B-159.00 CO

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Vanguard Investment**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kevin Cross and wife, Amanda Cross**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

** Kevin J. Cross and Amanda S. Cross

Exhibit A

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

Land in Davidson County, Tennessee, being Lot No.155, on the Plan of Cumberland Station at Wilson Camp Section Four of record in Instrument No. 20041018-0124620, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description, Being the same property conveyed to Courtney Sawyers and husband, Sparkle Sawyers, by deed of record in Instrument No. 20050506-0051576.

Being the same property conveyed to Vanguard Investments, Inc., by Trustee's Deed, from Aaron Squyres, as Successor Trustee and Crystanna Duffy, as Co Trustee. of record in Instrument # 20061211-0152515, Register's Office for Davidson County, Tennessee, date November 15, 2006 and recorded December 11, 2006. See Docs in Instrument # 20061103-0136698, and # 20050506-0051576.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of March, 2007.

GRANTOR:

_____

**Vanguard Investment**

**By:** _____

**Its:** Investment Manager

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE** )
**COUNTY OF** KNOX )

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Angela Davis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Investment manager of the **Vanguard Investment** the within named bargainor, and that he/she as such Investment Manager executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 15th day of March, 2007.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 19, 2008

**STATE OF TENNESSEE**
**COUNTY OF** TN Sumner

The actual consideration or value, whichever is greater, for this transfer is $154,900.00.

Jennifer Thomas
Affiant

**SWORN TO** and subscribed before me this 15th day of March, 2007

DANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Dana P. Mason
NOTARY PUBLIC

My commission expires:
3/11/09