THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14995

Davidson County DEEDWARR
Recvd: 04/13/07 16:17 2 pgs
Fees:13.00 Taxes:462.87
20070413-0044856

Property Address:
1802 Guest Dr., Nashville, TN 37216 ---Above This Line Reserved For Official Use Only---

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, **David B. Cross, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Kaitlin Carlson, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

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.

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

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Raymond B. Tucker and Joyce T. Tucker, dated October 27, 2005, and recorded November 9, 2005, in the Register's Office for Davidson County, Tennessee, Instrument Number 200511090135884.

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

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has 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.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 13th day of April, 2007.

_____{Seal}
David B. Cross

State of TENNESSEE
County of DAVIDSON

On this the 13th day of April, 2007, before me, the undersigned officer, personally appeared David B. Cross, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

_____
Notary Public

My Commission expires: 11/22/2010

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $125,100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 13th of April, 2007.

_____
Notary Public

My Commission expires: 11/22/08

ELAINE PHELPS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2008

Name of Owner and Property Address:
Kaitlin Carlson
1802 Guest Drive
Nashville, TN 37216

Phone: _____

Person Or Entity Responsible For Payment Of Taxes:
[redacted]
U.S. Bank, N.A.
P.O. Box 20005
Owensboro KY 42304-0005

Phone: _____

Tax Parcel ID#: 073-13-0-021.00