Davidson County DEEDWARR
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Fees:18.00 Taxes:488.03
20070521-0060070

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
520694 PC20716957/KJ
Andrea Wilson

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathryn Cross & Daniel Cross (NAME)	Taylor, Bean & Whitaker Mtg (NAME)	164-16-0-A-028.00
401 Terrapin Trail (STREET ADDRESS OR ROUTE NUMBER)	1417 N. Magnolia Avenue (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Ocala, FL 34475-9078 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Kristi M. Rainwater, a single person have this day bargained and sold, and do hereby transfer and convey unto the said Kathryn Cross and husband, Daniel Cross the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. see exhibit in the Register's Office of see exhibit County, Tennessee.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD The actual consideration or value, whichever is greater, for this transfer is $ 131,900.00

Affiant

Subscribed and sworn to before me this the 3rd day of May, 2007

Notary Public

My commission expires: 5-25-09
(Affix Seal)

SHEILA K. REBURN
Notary
At
Large
RUTHERFORD COUNTY, TN

This is unimproved ( ), known as 401 Terrapin Trail, Antioch, TN 37013
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 26th day of March, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kristi M. Rainwater

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, Kristi M. Rainwater, the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of March 2007.

_____ (This area for official notarial seal)
Notary Public
My Commission Expires:

STATE OF
COUNTY OF

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

Witness my hand, at office, this _____ day of _____, _____.

_____ (This area for official notarial seal)
Notary Public
My Commission Expires:

CONNIE L. JENKINS NOTARY PUBLIC AT LARGE

CONNIE L. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Exhibit A

Being Lot No. 192, Meadow Woods, Section 2, as shown by plat of record in Instrument Number 20000309002416B, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kristi M. Rainwater by Warranty Deed dated March 29, 2001 from Jerry Butler Builders, LLC filed of record in Instrument No. 20010409-0034343, and corrected by Deed of Correction filed of record in Instrument No. 20070521-0060069 ; all of said Register's Office.