WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 11TH DAY OF MAY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES PUBLIC 2008

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/22/07 09:40 3 pgs
Fees:18.00 Taxes:240.50
20070522-0060814

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Anthony Cross and Margo Cross	**Owner**	**052050003 0**
830 Gallavista Avenue		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Albert L. Hubbard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Anthony Cross and wife, Margo Cross,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2007 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 843, page 7, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

(x) Improved
This ( ) Unimproved property is known as: **830 Gallavista Avenue**
Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do not covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 11th day of May, 2007.

Albert L. Hubbard

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Albert L. Hubbard**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, TN

This 11th day of May, 2007.

J. Kaye Clark
Notary Public

My Commission Expires: 10/25/2008

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit "A"

07-912

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 23, Block "D" on the revised plan of Power & Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 50 feet on the Westerly side of Gallavista Avenue and runs back between parallel lines 220 feet to a dead line.

Being the same property conveyed to Albert L. Hubbard and wife, Linda Hubbard by Warranty Deed from Robert W. Slate and wife, Ruth N. Slate filed for record 06/10/1988 in Book 7569 , page 833, and rerecorded on 06/22/1988 of record in Book 7580, page 440, Register's Office for Davidson County, Tennessee.

The said Linda Hubbard having died on or about April 10, 2004 leaving Albert L. Hubbard as sole heir as tenants by the entirety.

Also being the same property conveyed to Anthony Cross and wife, Margo Cross by Warranty Deed from Albert L. Hubbard, unmarried, filed for record _____/____/_____ in Instrument No. _____, said Register's Office.

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