Bk436
22785

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00.

Affiant

Subscribed and sworn to me on October 5, 2007.

NOTARY PUBLIC

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 10/11/07 13:58 2 pgs
Fees:13.00 Taxes:1572.50

20071011-0121061

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22785SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Margo Cross Scott Cross 745 Tahlena Avenue Madison, TN 37115	Same as New Owners	51-8-111

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kenneth C. Geske and wife, Kathleen A. Geske, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Margo Cross and husband Scott Cross, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of due West Montague of record in Book 547, page 115, Register's Office for Davidson County, Tennessee, and a portion of the right of way abandoned in Metro Council Bill No. 65-666, being a certain tract of land located along the east side of Gallatin Road and the south side of East Palestine Avenue in the first Councilmanic district of Nashville, Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at a P.K. nail (new), said pin being the northwest corner of the herein described tract, in the east right of way of Gallatin Road and the south right of way of East Palestine Avenue; thence with the south right of way of East Palestine Avenue, South 79 degrees 29 minutes 54 seconds East, 224.32 feet to a P.K. nail (new), said nail being a corner to Kenneth Gibbs as evidenced in Book 8255, page 518, Register's Office for Davidson County, Tennessee; thence with the line of Gibbs, South 06 degrees 39 minutes 12 seconds West, 75.00 feet to an iron pin (new), said pin being a corner to The House of Choy, Inc., as evidenced in Book 5703, page 725, Register's Office for Davidson County, Tennessee; thence with the line of The House of Choy, Inc., North 81 degrees 47 minutes 48 seconds West, 252.80 feet to a P.K. nail (new), said nail being in the east right of way of Gallatin Road; thence with said right of way, North 25 degrees 48 minutes East, 88.09 feet to the point of beginning and containing 19,006 square feet, of 0.44 acres.

Being the same property conveyed to Kenneth C. Geske and wife, Kathleen A. Geske by Warranty Deed dated December 15, 1995, from Evelyn Reed Hutchinson and Kenneth G. Gibbs, of record in Book 9894, page 154, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Easements retained in Metropolitan Council Bill No. 65-66 by the Metropolitan Government of Nashville and Davidson County, its agents, servants, and/or contractors and utility companies, operating under franchise from the Metropolitan Government for existing or future utilities, including drainage, in a portion of property comprised of 50 foot unnamed Street Dedication and Old Gallatin Interurban Railway lying 60 feet east of and parallel to the center line of Gallatin Pike, which streets were closed, abandoned and vacated.
4. Twenty foot Sanitary sewer and/or Storm Drainage Easement along the rear line of the subject property as disclosed by the instrument of record in Book 4211, page 906, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2201 S. Gallatin Road, 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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever 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 our hands on October 5, 2007.

Kenneth C. Geske

Kenneth C. Geske

Kathleen A Geske

Kathleen A. Geske

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On October 5, 2007, before me personally appeared Kenneth C. Geske and Kathleen A. Geske to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on October 5, 2007.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE