03

Realty Title 48-A

WARRANTY DEED

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $274,000.00

Pamela Hawkins
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF DECEMBER, 2007.

Diane K. Mann
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/22/09

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02505 CROSS NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Steven E. Cross and Linda K. Cross	~~Same~~ STATE FARM BANK, FSB	155-03-0D-043.00
6937 Harpeth Glen Trace	111 CORP. OFFICE DR., #300	
Nashville, TN 37221	EARTH CITY, MO 63045	

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

DANIEL S. KECK, AND WIFE, DANA M. KECK

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

STEVEN E. CROSS, AND WIFE, LINDA K. CROSS

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

SEE EXHIBIT "A"

This is improved property known as 6937 Harpeth Glen Trace, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good righto convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 28th day of December, 2007.

Daniel S. Keck

Daniel S. Keck

Dana M. Keck

Dana M. Keck

Davidson County DEEDWARR
Recvd: 01/03/08 09:31 2 pgs
Fees:13.00 Taxes:1013.80
20080103-0000500

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DANIEL S. KECK AND DANA M. KECK, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of December, 2007.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES JULY 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 43, SECTION '2, ALLENS GREEN, IST REVISION Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 109, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel S. Keck and wife, Dana M. Keck by Warranty Deed from Dora Ann Sanchez-Mead and Mark M. Mead, wife and husband, recorded on the 5th day of June, 2001 in Instrument No. 20010605-0058671, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.