Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

This document prepared by :	
Firm/Company	**Consumer Trust Title & Escrow, LLC**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**615-369-0039**

Davidson County DEEDWARR
Recvd: 01/18/08 13:40 3 pgs
Fees:18.00 Taxes:453.25

20080118-0005973

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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, **CLAUDETTE F. DECKER (F/K/A CLAUDETTE F. AUSTIN) ***, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **MICHAEL A ST. CROIX,** unmarried hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 150 on the Plan of Twin Lawn Subdivision, of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This being the same property conveyed to Claudette F. Austin by Quitclaim Deed of Gayle M. Acuff, a single person dated September 20, 2006 and recorded October 20, 2006 in Instrument No. 20061020-0130668, Register's Office for Davidson County, Tennessee. The said Claudette F. Austin having since married and now known as Claudette F. Decker.

Map Parcel Number: 96-13-103

This property is known as: 2825 TWIN LAWN DRIVE, NASHVILLE, TN 37214

Subject to all matters shown on the Plat of record in Book 2331, Page 9, Davidson County, TN, Register of Deeds.

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

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

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have 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.

WITNESS Grantor(s) hand(s) this the 11th day of January, 2008.

Claudette F. Decker

Claudette F. Decker, (F/K/A Claudette F. Austin), Grantor

Dannie Curtis Decker, Grantor

*** DANNIE CURTIS DECKER, HUSBAND OF CLAUDETTE F. DECKER JOINS HEREIN FOR THE PURPOSE OF CONVEYING ANY RIGHT TITLE OR INTEREST HE MAY HAVE IN THE HEREIN DESCRIBED PROPERTY BY VIRTUE OF HIS MARRIAGE TO CLAUDETTE F. DECKER.**

STATE OF Tennessee

COUNTY OF Williamson

On this 11th day of January, 2008 before me personally appeared Claudette F. Decker (F/K/A Claudette F. Austin) and Dannie Curtis Decker to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

WILLIAM DAVIS
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Printed Name: W. Davis

Commission Expires:

My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
CLAUDETTE F. DECKER
1709 ORCHARD DRIVE
LEBANON, TN 37087

Grantee(s) Name, Address, phone:
MICHAEL A. ST. CROIX
2825 TWIN LAWN DRIVE
NASHVILLE, TN 37214

SEND TAX STATEMENTS TO :
NEW OWNER

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 122,500.00** , which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 11th day of January, 2008.

Ree Crabtree
Affiant

Ree Crabtree
Type or Print Name

(Seal)

Kate Rosenthal
Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires:

MY COMMISSION EXPIRES NOV 22 2010

Kate Rosenthal
Type or Print Name