03

Realty Title
Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/25/08 11:24 2 pgs
Fees:13.00 Taxes:854.70
20080125-0008070

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $231,000.00

Affiant

Subscribed and sworn to before me, this 18th day of January, 2008.

Notary Public
My commission expires: 7-24-2010

03-0801-35169

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Steven Edward Cross	New Owner	127-16-0-A-005.00CO
915 Harpeth Place # 4-B		
Nashville, TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jonathan Hunter, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Steven Edward Cross, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 4-B on the Plan of Harpeth Valley Office Park Condominiums, a Horizontal Property Regime, according to the Master Deed of record in Instrument No. 20000324-0029968, amended in Instrument No. 20000710-0067784 (which shows Unit 4-B as Exhibit "A"); Instrument No. 20001102-0108689, Instrument No. 20010205-0011027, Instrument No. 20010814-0087370, and further described in Plat Book 11700, Page 9, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Hunter by deed from Deborah Hearn, dated 7-31-07, recorded 8-1-07, of record in Instrument No. 20070801-0091406, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been, the residence of the grantor herein, nor any spouse or assigns.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 915 Harpeth Valley Place Unit #4-B, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County Register of Deeds
Bill Garrett

Notary Seal present, but could not be reproduced

WITNESS my hand this 18th day of January, 2008.

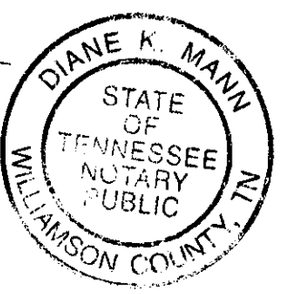
Jonathan Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 18th day of January, 2008.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09