Davidson County DEEDWARR
Recvd: 09/24/08 13:39 2 pgs
Fees:13.00 Taxes:436.23
20080924-0097239

FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $117,900.00.

Amy Cross
Affiant

Subscribed and sworn to me onSeptember 15, 2008

Todd A. Bricker
NOTARY PUBLIC

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

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23520SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Amy Cross 3273 Priest Woods Drive Nashville, TN 37214	Same Address as New Owner	108-16-25

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, Peggy Alexander Hurt, Individually, and Marcia Price Newman, Substitute Trustee of the Hurt Family Trust, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Amy Cross, unmarried, hereinafter called **"GRANTEE,"** her 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. 25A, Zone Lot Divisions, Lots 20 and 25, Section One, Percy Priest Woods, of record in Plat Book 5200, page 685, amending Plat Book 5200, page 472, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Peggy Alexander Hurt, Trustee of the Hurt Family Trust, by Quitclaim Deed from Peggy Alexander Hurt of record in Book 9818, page 831, in the Register's Office for Davidson County, Tennessee.

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

1. 2008 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. Matters shown on plan of record in Book 5200, page 472, as amended in Book 5200, page 652, in the Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants contained in instrument of record in Book 5984, page 865; Book 6020, page 270; Book 6097, page 11; Book 6353, page 307, and Book 6560, page 667, in said Register's Office.

This property is also known as improved property located at 3273 Priest Woods Drive, Nashville, TN 37214.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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 GRANTEE, her 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 September 15, 2008.

The Hurt Family Trust

Marcia Price Newman, Substitute Trustee

Marcia Price Newman, Substitute Trustee

Peggy Alexander Hurt, individually
by: Marcia Price Newman, Attorney in fact

Peggy Alexander Hurt, Individually
By: Marcia Price Newman, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 15, 2008, before me personally appeared Marcia Price Newman, Substitute Trustee of the Hurt Family Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on September 15, 2008.

Todd A. Bricker

NOTARY PUBLIC

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

My Commission Expires:

STATE OF Tennessee, COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marcia Price Newman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Peggy Alexander Hurt**, as her Attorney in Fact, as the free act and deed of the within named **Peggy Alexander Hurt**. Witness my hand and official seal this 15th day of September, 2008.

Todd A. Bricker

NOTARY PUBLIC

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

My Commission Expires: