BOX 10-A

Davidson County DEEDWARR
Recvd: 02/27/09 13:36 3 pgs
Fees:18.00 Taxes:2290.30
20090227-0017403

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $619,000.00. Alison L Russell Affiant Subscribed and sworn to before me, this 26th day of February, 2009. Kathy Snider Notary Public My Commission Expires:

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

Address New Owner As Follows: Nicole H. Crosslin, married 2846 Sugartree Road Nashville, TN 37215	Send Tax Bills To: Franklin American Mortgage 501 Corporate Centre Drive Suite 400 Franklin, TN 37067	Map-Parcel Number: 117-04[illegible]-084.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH D. WHELISS, JR. AND WIFE, SHELBY B. WHELISS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **NICOLE H. CROSSLIN, MARRIED**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Woodmont Estates Number 2, as of record in Book 1130, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph D. Wheliss, Jr., and wife, Shelby B. Wheliss by deed dated June 30, 1999, from Thomas Heard Cato, and wife, Susanne L. Cato, of record at Book 11561, page 880, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Sewer easement granted to City of Nashville of record at Book 3347, page 382, Register's Office for Davidson County, Tennessee.

3. Declaration of Easement for Encroachment of record at Book 879, page 655, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Book 1130, page 99, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2846 Sugartree Road Nashville, TN 37215**.

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 we covenant with the said Grantees that we are lawfully seized 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; and further covenant and bind ourselves, our 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 person whomsoever.

WITNESS my hand this 26th day of February, 2009.

Joseph D. Wheliss, Jr.

Shelby B. Wheliss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH D. WHELISS, JR.,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of February, 2009

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHELBY B. WHELISS,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of February, 2009

(Seal)



Notary Public

My Commission Expires:

My Commission Expires MAY 2, 2011