This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW09367

BILL GARRETT, Davidson County
Trans:T20090027750 DEEDWARR
Recvd: 04/28/09 11:26 2 pgs
Fees:13.00 Taxes:355.20
20090428-0038214

Send Tax Bills To:
Mortgage Investors Group
8320 E. Walker Springs Lane
Knoxville, TN 37923

New Owner is:
Christy D. Cross
304 Timberway Circle
Nashville, TN 37214

Map & Parcel: 108-07-0B-085.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Amanda D. Bogatinoff, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto the said **Christy D. Cross, unmarried** , hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **304 Timberway Circle, Nashville, TN 37214**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Unit No. 85 of Timber Lake Condominium, created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, page 475, as clarified in Book 6561, page 141 and as corrected in Book 7153, page 617, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timberlake Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Amanda D. Bogatinoff, unmarried woman, by Warranty Deed from Amy L. Reinhart and husband, Christopher M. Dowls, dated 12-17-04 and recorded 12-28-04 in Instrument No. 20041228-0152578, in the Register's Office of Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and has a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of April, 2009.

GRANTOR(S):

AMANDA D. BOGATINOFF

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Amanda D. Bogatinoff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24th day of April, 2009.

CONNIE S. MADDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 12/23/10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$96,000.00**.

AFFIANT

SWORN TO and subscribed before me this 24th day of April, 2009.

NOTARY PUBLIC
My commission expires: 11/9/12

PATRICIA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.