WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

X Walter G Cross III
Affiant

Subscribed and sworn to before me, this 21st DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12
(AFFIX SEAL)

ADAM LAFEVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

R-STM-09-408

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter G. Cross III	SunTrust Mortgage, Inc.	
408 Dawn Drive	(NAME) 401 Commerce St # 6100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37219	133-12-183.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SUSAN PEDERSEN, MARRIED AND MARY MASSEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WALTER G. CROSS III AND MARGARET A. CROSS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 32, GREENWOOD HILLS, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4955, PAGE 31, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SUSAN PEDERSEN, MARRIED AND MARY MASSEY, MARRIED BY SPECIAL WARRANTY DEED FROM DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF ARGENT SECURITIES, INC., ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 2006-W3, RECORDED ON THE 6TH DAY OF JANUARY, 2009 IN INSTRUMENT NO. 20090106-0001282, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE DESCRIBED PROPERTY IS NOT AND HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF SUSAN PEDERSON OR MARY MASSEY.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 4955, PAGE 31 AND RESTRICTIONS OF RECORD IN BOOK 5071, PAGE 50 AND ANY OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 408 Dawn Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090065035 DEEDWARR
Recvd: 09/23/09 14:20 2 pgs
Fees:13.00 Taxes:351.50
20090923-0088612

Witness my/our hand(s) this 21st day of September, 2009.

Susan Pedersen

Susan Pedersen

Mary Massey

Mary Massey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Pedersen and Mary Massey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of September, 2009.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903