Prepared by:
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615-346-4665

BILL GARRETT, Davidson County
Trans: T20090074448 DEEDWARR
Recvd: 11/02/09 12:59 3 pgs
Fees: 18.00 Taxes: 511.34
20091102-0100952

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $138,200.00

Affiant

Subscribed and sworn to before me, this 30th day of October, 2009.

Notary Public
My commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Angela M. Halstead | Avenue Bank | 141060D15800CO |
| 3413 Harpeth Springs Dr. | 3823 Cleghorn Avenue | |
| Nashville TN 37221 | Nashville, TN 37215 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Roger D. Cross and wife Elizabeth F. Cross hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Angela M. Halstead, unmarried hereinafter called the Grantee(s) their 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 Unit No. 158 on the Plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roger D. Cross and Elizabeth F. Cross by deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation of record in Instrument No. 20050105-0001714 dated 12/21/2004, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2010 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Riverbridge Community of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20030205-0016032 and 200302050016044 and amended in Instrument Nos. 20030303-0027396, 20030806-0111893, 200505200056889, and 20090317-0023975 and

in any allied instruments(s) referred to in said restrictions. 4) Easement to Nashville Metropolitan Government as set forth in instrument recorded in Instrument No. 20021217--0155374 5) Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth in instrument of record in Book 1298, page 244, Register's Office for Davidson County, Tennessee 6) Ingress/Egress Easement to cemetary in Instrument No. 20020912-0110994. 7) Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District as set forth in instrument of record in Book 7601, page 415, Register's Office for said County 8) Easement for flow of the waters of the Harpeth Rivers and the rights of the public therein. 9) Bylaws for Riverbridge Homeowners Association of record in Instrument No. 20030218-0020999. 10) Charter for Riverbridge Homeowners Association of record in Instrument No. 20030218-0020998. 11) Charter ofTownhomes of Riverbridge Instrument No. 20030218-0020986.

This property is improved property known as 3413 Harpeth Springs Dr., Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 28th day of October, 2009.

Roger D. Cross by Lane Cross His Attorney in fact
Roger D. Cross, by Lane Cross
His Attorney-in-fact

Elizabeth F. Cross by Lane Cross Her Attorney in fact
Elizabeth F. Cross, by Lane Cross
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of October, 2009, before me personally appeared Lane Cross to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Roger D. Cross and Elizabeth F. Cross acknowledged that such person executed the same as the free act and deed of Roger D. Cross and Elizabeth F. Cross.

Notary Public

My Commission expires 3/29/11

FILE NO: 06302

