Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090079549 DEEDWARR
Recvd: 11/23/09 13:57 2 pgs
Fees:13.00 Taxes:943.50
20091123-0107600

03-0908-36133

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 20th day of November, 2009.

Notary Public
My commission expires: ~~02/11/13~~ 9/8/2013

Address of New Owner:	Send Tax Bills to:	Tax Information
Randolph M. Cross	Wells Fargo Home Mortgage	155-10-0-A-065
8412 Indian Hills Drive	P.O. Box 5137	
Nashville TN 37221	Des Moines, IA 50328-5137	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary E. Keown, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Randolph M. Cross and wife, Cheri Cross, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 16, on the Plan of McCrory Trace Estates, of record in Book 6900, Pages 720-723, as corrected by Surveyor's Certificate of Correction of record in Book 7825, Page 429, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary E. Keown by deed from Bradley A. Nowell and wife, Carol D. Nowell, dated June 28, 1994, recorded June 30, 1994 of record in Book 9393, Page 565, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Pages 720-723, corrected by Surveyor's Certificate of Correction of record in Book 7825, Page 429, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7241, Page 597, amended and restated in Book 7576, Page 846, By-laws in Book 7576, Page 831, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This property is improved property known as 8412 Indian Hills Drive, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 20th day of November, 2009.

Mary E. Keown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary E. Keown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 20th day of November, 2009.

Diane K. Mann
~~State~~ of Tennessee at Large

My Commission expires 02/11/13

