BOX 10-A

WARRANTY DEED



My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2009.

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Burns	First Tennessee Bank National Association	
(NAME)	(NAME)	
130 Wilson Blvd. North	1 Mortgage Way	103-12F-101
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES MICHAEL MCCROSKEY AND WIFE, HENRIETTA B. MCCROSKEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN B. BURNS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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 Unit A on the Plan of North Wilson Condominiums, as shown on Exhibit B of the Master Deed of North Wilson Condominiums, as of record in Book 7205, page 730, Register's Office for Davidson County, Tennessee, the said Plan being of record on page 759 of said Book and to which plan reference is hereby made for a more complete description, and also being a part of Lots 1 and 2 on the Plan of North Wilson, as of record in Book 6200, page 381, Register's Office for Davidson County, Tennessee.

Being the same Property conveyed to James Michael McCroskey and wife, Henrietta B. McCroskey by deed from David A. Cullum and wife, Joan P. Cullum, dated June 23, 2003, of record as Instrument No. 20030702-0091294, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 6200, page 381, as revised in Book 8250, page 547, said Register's Office; and (c) Master Deed establishing a Horizontal Property Regime of North Wilson Condominiums, of record in Book 7205, page 730, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 130 Wilson Blvd. North, Nashville, TN 37205

(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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.

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

BILL GARRETT, Davidson County
Trans:T20090084967 DEEDWARR
Recvd: 12/17/09 10:30 2 pgs
Fees:13.00 Taxes:1509.60

20091217-0114855

Witness our hands this 16th day of December, 2009.

James Michael McCroskey

James Michael McCroskey

By: Amy Adams Gowan, AIF

Amy Adams Gowan, Attorney in Fact

Henrietta B. McCroskey

Henrietta B. McCroskey

By: Amy Adams Gowan, AIF

Amy Adams Gowan, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Adams Gowan, 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 James Michael McCroskey, and who acknowledged that she executed the same as the free act and deed of James Michael McCroskey.

Witness my hand and official seal at Nashville, Tennessee this 16th day of December, 2009.

Christine L. Lind

Christine L. Lind Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires OCT 21, 2013

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Adams Gowan, 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 Henrietta B. McCroskey, and who acknowledged that she executed the same as the free act and deed of Henrietta B. McCroskey.

Witness my hand and official seal at Nashville, Tennessee this 16th day of December, 2009.

Christine L. Lind

Christine L. Lind Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires OCT 21, 2013