BILL GARRETT, Davidson County
Trans:T20100032817 DEEDWARR
Recvd: 06/01/10 13:44 2 pgs
Fees:13.00 Taxes:480.63
20100601-0041881

This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 150-9-28

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Kenneth S. Cornelius and Rachel Cornelius
2928 Walnut Crest Drive
Antioch, TN 37013

SEND TAX BILLS TO:
US BANK
3180 Rider Trail South
Earth City, MO 63045

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **THOMAS E. CROSBY AND WIFE, MARY KATE CROSBY** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **Kenneth S. Cornelius and Rachel Cornelius, Husband and Wife** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Forest View Park, Section I, of record in Book 3700, page 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas E. Crosby and wife, Mary Kate Crosby from Brent L. Michael and wife, Barbara J. Michael by Warranty Deed, dated 10/18/1985 of record in Book 6688, page 39, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 2928 Walnut Crest Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2010 real property taxes which have been prorated between the parties and are assumed by the Grantees.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 28th day of May, 2010

Thomas E. Crosby

Mary Kate Crosby

STATE OF TENNESSEE COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Thomas E. Crosby and Mary Kate Crosby, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 28th day of May, 2010

NOTARY PUBLIC

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires: 2.17.14

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $129,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 28th day of May, 2010

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-21-13

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY