WARRANTY DEED

DANSBY-H10123

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF August, 2010.

(Affix Seal) Notary Public

My Commission Expires: My Commission Expires: Aug. 22, 2011

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tim Dansby	SAME	048.00-0-017.00
4935 Clarksville Highway		
Whites Creek, TN 37189		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, LAMBRET LAMAR CROSS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TIM DANSBY, 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:

Being a tract of land on the southwesterly margin of Clarksville Highway, and being all of the property described in Deed Book 6907, Page 673, Register's Office, Davidson County, Tennessee, and being further described according to a mortgage loan inspection made by Campbell Surveying Co., Inc., 2424 21st Ave. S., Ste 201, Nashville, TN 37212, License No. 1673, dated April 12, 1994, as follows:

Beginning at a point on the southwesterly margin of Clarksville Highway, said point being the northwest corner of Fred Graves in Deed Book 3848, page 597, Register's Office, Davidson County, Tennessee, and being the easterly most corner of the herein described tract; thence along said southwesterly margin of Clarksville Highway, N 55 deg. 15 min. W 225 feet to a point; thence S 24 deg 25 min W. 329.7 feet to a point thence S 53 deg. 56 min E. 250 feet to a point in the northwesterly margin of Fred Graves; thence N 20 deg. 26 min E 340.5 feet to a point in the southwesterly margin of Clarksville Highway being the point of beginning.

Being the same property conveyed to Lambret Lamar Cross by Quit Claim Deed from Pamela Rene' Cross of record in Instrument 20031215-0179283, recorded on December 15, 2003, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 4935 Clarksville Highway, Whites Creek, Tennessee 37189 .

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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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, 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/our hand(s) this 27th day of August, 2010 :

Lambret Lamar Cross

BILL GARRETT, Davidson County
Trans:T20100054170 DEEDWARR
Recvd: 08/31/10 09:13 1 pgs
Fees:13.00 Taxes:499.50
20100831-0068923

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named LAMBRET LAMAR CROSS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 27th day of August, 2010.

Notary Public

My Commission Expires: My Commission Expires: Aug. 22, 2011

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.