2100802 08

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 28TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 4-12-14

(AFFIX SEAL)

KIMBERLY D. HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel J. Cross and wife, L'Erin S. Cross	New Owners (NAME)	82-3-334.00
1108 Stainback Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20100072867 DEEDWARR
Recvd: 11/17/10 10:43 2 pgs
Fees: 13.00 Taxes: 351.50
20101117-0091963

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Brendan P. Callaghan and Christine M. Callaghan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Daniel J. Cross and wife, L'Erin S. Cross, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT,

BEING LOT NO. 94 ON THE PLAN OF SHARPE & HORN'S FIRST ADDITION OF RECORD IN PLAT BOOK 57, PAGE 152, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY

BEING THE SAME PROPERTY CONVEYED TO BRENDAN P. CALLAGHAN AND WIFE, CHRISTINE M. CALLAGHAN BY WARRANTY DEED FROM DWAYNE WILSON AND WIFE, JACQUELINE WILSON, RECORDED ON THE 22ND DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060922-0117752, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

COUNTY OF DAVIDSON TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS, A LIEN NOT YET ASCERTAINABLE, DUE OR PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1108 Stainback Avenue, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all

WARRANTY DEED
(Continued)

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 28th day of October, 2010.

Brendan P Callaghan by Alicia Griffith as attny in fact

Brendan P. Callaghan

Christine M Callaghan by Alicia Griffith as attny in fact.

Christine M. Callaghan

State of Tennessee
County of Davidson

On this the 10/28/10 , before me personally appeared Alicia Griffith 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 Brendan Callaghan and Christine Callaghan, and acknowledged that they executed the same as their free act and deed by virtue of that Power of Attorney recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 10/28/10.

Connie Hooper

Connie Hooper

My Commission Expires:

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

RETURN TO:
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027