Date _____

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1005**

BILL GARRETT, Davidson County
Trans:T20120014101 DEEDWARR
Recvd: 02/27/12 13:56 2 pgs
Fees:13.00 Taxes:384.43
20120227-0016819

WARRANTY DEED

THIS INDENTURE, made and entered into this **2/22/2012**, by and between **Grace Mayo, an unmarried individual**, parties of the first part, and **Lambret L Cross, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey by George W Watkins, Surveyor, dated July 31st, 1956 as follows:

Beginning at a point in the westerly margin of State Highway No. 112 or Clarksville Highway at the northeast corner of the property conveyed to Lois Wyatt by deed from Howard B Moore and wife, of record in Book 2635, page 553, Register's Office for said County; thence with said Wyatt's northern boundary line South 82 degrees 32' West 300 feet to said Wyatt's northwest corner; thence North 6 degrees 21' West 87.9 feet; thence North 13 degrees 09' West 44 feet; thence North 79 degrees 06' East 300 feet to the westerly margin of said Highway; thence with same, South 13 degrees 09' East 50 feet and South 6 degrees 21' East 100 feet to the beginning.

Being the same property conveyed to C. D. Mayo and wife, Grace Mayo by deed dated January26, 1967 from Howard B. Moore and wife, Margie M Moore of record in Book 2636, page 366, said Register's Office. The said C.D. Mayo having since died on May 16, 2010, property vested in Grace May by virtue of tenants by the entirety.

This conveyance is made subject to any and all existing easements and/or restrictions of record.

Parcel ID # **49-11**
x Improved property located at: **4713 Clarksville Highway, Nashville, TN 37218**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Grace Mayo by Sara M. Winters _____
Grace Mayo by Sara M Winters, Attorney in Fact as AIF

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Sara M Winters** to me known to the persons described in and who executed the foregoing instrument as the Attorney in Fact of Grace Mayo, and acknowledged that she executed the same for the purposes therein contained as the Attorney in Fact for Grace Mayo as his/her free Act and Deed.

Witness my hand and Notarial Seal this 22nd day of February, 2012..

Notary Public

My Commission Expires: 5/6/13

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **Lambret L Cross**

and Address: **4713 Clarksville Highway, Nashville, TN 37218**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
United Wholesale Mortgage
555 S. Adams Road Suite 200
Birmingham, AL 48009

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$103,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 22nd day of February, 2012..

Notary Public

My Commission Expires: 5/6/13