THIS INSTRUMENT PREPARED BY:

William F. Long, Jr., Atty.
5214 Maryland Way, Suite 402
Brentwood, TN 37027
(615) 376-2634

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -0-.

Carol Knudsen
Affiant

Subscribed and sworn to before, this the 18th day of July, 2012.

Pat Jackson
Notary Public

My Commission Expires: 1-22-12

PAT JACKSON NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

Name and Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Anthony Scott Cross and wife Margo Jackson Cross 745 Tahlena Avenue Madison, TN 37115	Same	071-03-0 061.00

Quitclaim Deed

For and in consideration of the sum of One Dollar $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARANT REALTY LLC, a Tennessee limited liability company, has bargained and sold, and by these presents remise, release and QUITCLAIM unto ANTHONY SCOTT CROSS and wife MARGO JACKSON CROSS, as tenants by the entireties, their heirs and assigns, any and all of its right, title and interest in and to the real property described as follows, to wit:

TRACT #1:

Land in the 12th Civil District of Davidson County, Tennessee, commencing at the southwest corner of the Floyd E. Frey property, described in an unrecorded survey made by W.W. Turner Company, May 14, 1951, thence north 11 deg. 52' east 65 feet with the east margin of Dickerson Road to a point; thence south 72 deg. 11' east 153 feet, more or less, to a point; thence south 15 deg. 37' west 65 feet to a point in the north margin of the Frey property, the south margin of the Henry Gentry property; thence north 72 deg. 11' west with the boundary of the said Frey and Gentry line; 150 feet to the point of beginning.

Also conveyed herewith is that certain non-exclusive ingress/egress easement crossing upon the real property (Lot 8) as conveyed to Thomas G. Whitley and wife, Clara N. Whitley as evidenced by Warranty Deed of record in Book 4669, Page 359, Register's Office for Davidson County, Tennessee to which reference is hereby made, to run with the land, to wit;

BILL GARRETT, Davidson County
Trans:T20120053074 DEEDQC
Recvd: 07/18/12 16:31 3 pgs
Fees:17.00 Taxes:0.00
20120718-0063379

Being a 15' wide ingress and egress easement serving that property owned by Thomas G. Whitley (DB 7012, Page 386 RODCT) having a Metro Tax Map Parcel ID of 0710306100 crossing that property owned by Thomas G. Whitley (DB 4669, Page 359 RODCT) known as Lot 8 of the John L. Gordon Subdivision as of record in BK 843, PG 61 RODCT and having a Metro Tax Map Parcel ID of 07103006200 more accurately described as follows:

Beginning at the southeast corner of said Lot 8, a common corner with Lot 7, of said subdivision; Thence, with the common line between said lots, N 78 30'00" W, 22.99' to a point; Thence 37.46' 18" W, 7056' to a point in the northerly line of said Lot 8; Thence, with said line, S 72 03' 11" E, 26.63' a point in said line, said point being the southeast corner of the served parcel (0710306100); Thence S 37 46' 18" E, 65.98' to the point of beginning containing 1,024 sq. ft. more or less.

Also conveyed herewith, to run with the land, non-exclusive ingress/egress which serves Lot 5, 6, 7 and 8 as described in Book 2090, Page 582, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Marant Realty, LLC by Quitclaim Deed of record as Instrument # 20040302-0023731, Register's Office for Davidson County, Tennessee;

TRACT #2:

Being 0.110 acre, more or less, as shown at Plat Book 5050, page 107, bounded generally by Dickerson Pike and Marant Realty LLC (Instrument Number 20040302-0023731) to the west (and also being located immediately to the north and east-and/or-rear of said Marant Realty LLC property), Dellway Villa Road to the north, Dellway Villa Apartments (Lot No. 1 Plat Book 5050, page 107) to the east, and Whitley (Book 4669, page 359) to the south, together with a narrow strip of land [3' wide, more or less] adjacent to Marant's north line that extends to Dickerson Pike [153', more or less], and thus being all the same property conveyed to the Grantor and more specifically described in that deed dated September 04, 1979, as of record at Book 5494, page 138, less and expressly excluded herefrom the lot, or that portion of grantor's property, conveyed to David M. Dunn by deed dated July 18, 1988, as of record at Book 7601, page 972, all recording references to the Register's Office for said county, and all to which reference is hereby made and incorporated herein for a complete description of the property hereby conveyed.

Being the same property conveyed to Marant Realty, LLC by Quitclaim Deed of record as Instrument # 20051114-0137521, Register's Office for Davidson County, Tennessee. This is improved property known as: 2531 Dickerson Pike, Nashville, TN 37207.

This conveyance is subject to all restrictions and easements of record and all other easements and building lines as shown on the recorded plat.

The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying this property to Grantor.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 18th day of July, 2012

MARANT REALTY LLC

By: Carol Knudsen
Its: President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Carol Knudsen, with whom I am personally acquainted (or proved to me on this basis of satisfactory evidence), and who, upon oath, acknowledged himself (herself) to be Carol Knudsen of Nashville Davidson County Tennessee the within named bargainor, a corporation, and that (s)he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself (herself) as President.

Witness my hand, at office in Nashville, Tenn this 18th day of July, 2012.

PAT JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Pat Jackson
Notary Public

My Commission Expires: 11-22-12