BILL GARRETT, Davidson County
Trans:T20130050562 DEEDWARR
Recvd: 06/17/13 09:47 2 pgs
Fees:13.00 Taxes:129.50
20130617-0061396

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $5,000.00

Affiant

Subscribed and sworn to before me, this 4th day of June, 2013.

Notary Public

My commission expires: 5-2-2016

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
256 SEABOARD LANE SUITE E105
FRANKLIN, TN 37067

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ANTHONY SCOTT CROSS	Anthony Scott Cross	**05216011600**
608-610 PEELER TRAIL	P. O. Box 236	
MADISON, TN 37115	Madison, TN 37116-0236	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

LEE EDWARD COLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANTHONY S CROSS AND WIFE, MARGO J CROSS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 11th Civil District of Davidson County, Tennessee, being Lots Nos. 1 and 2 pursuant to Subdivision
Plan of record in Book 5190, page 233, Register's Office for Davidson County, Tennessee, known as Revised Section Four "A" of Marlin Meadows, described as follows:

TRACT No. 1:
BEGINNING at a concrete monument at the intersection of Peeler Trail and Allen Pass; thence with the northerly
margin of Allen Pass South 32°33' West 203.56 feet to a concrete monument; thence continuing with the northerly margin of Allen Pass 12.0 feet to a concrete monument; thence North 57°24'22" West 86.93 feet to the common boundary with Tract No. 2; thence North 32°33'00" East 253.00 feet to the westerly margin of Peeler Trail; thence with the westerly margin of Peeler Trail South 46°37' East 67.91 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25 feet 34.54 feet to the beginning.

TRACT NO. 2:
BEGINNING on the westerly margin of Peeler Trail at the common boundary with Tract No. 1, being a point North
46°37' West 67.91 feet from a concrete monument at the intersection of Peeler -Trail and Allen'Pass; thence South
32°33'00" West 253 feet; thence North 57°24'22" West 134.87 feet to a concrete corner post at the southeast

corner .of.Lot No. 44; thence North 32°26'52" East 136.0 feet to an iron pin; thence-North 32°00'19" East 143.0
feet to the westerly margin of Peeler Trail; thence with the westerly margin of Peeler :Trail South 46°37' East 138.95 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO LEE EDWARD COLEY AND WIFE, DOROTHY W COLEY BY QUITCLAIM DEED FROM KAREN LEAN Z MORROW DATED 04/06/87 AND RECORDED ON 04/07/87 IN BOOK 7194, PAGE 546, SAID REGISTER'S OFFICE FOR SAID COUNTY. THE SAID DOROTHY W. COLEY NOW BEING DECEASED.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 608-610 PEELER TRAIL, MADISON, TN 37115.

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 in 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 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 4th day of June, 2013.

Lee Edward Coley
LEE EDWARD COLEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, LEE EDWARD COLEY, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 2013.

Angela K. Robertson
Notary Public

My Commission Expires: 5-2-2016

