ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James Alvin Crossman,et ux	James Alvin Crossman et ux	44-15
(NAME) 4425 Forsythe Ave.	(NAME) 4425 Forsythe Ave.	22
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205	(STREET ADDRESS) Nashville, Tenn. 37205	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten ($10)- - - -

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named Marion J. Williams and wife, Nellie J. Williams

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 19 76.

My commission expires 2-18-1980 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged $259,871.94 to be and respectively of the , the within named bargainor, a corporation, and that as such and being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

JUL 23 CONV * $259,871.94
JUL 23 STAX B* 675.74
JUL 23 PRFEE B* .50
JUL 23 UNFEE B* 6.00 * 682.24

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 259,871.94
This is equal to or greater than the property would bring at a fair and voluntary sale.

James Alvin Crossman

Sworn to and subscribed before me
this 19 day of July, 19 76.

My commission expires 2-18-1980 Notary Public

This instrument was prepared by:
J. MICHAEL JACOBS, Attorney, 6202 Charlotte Avenue, Nashville, Tenn. 37209

Name	Address

WARRANTY DEED

FROM MARION J. WILLIAMS, and wife NELLIE J. WILLIAMS

TO JAMES ALVIN CROSSMAN and wife MARY B. CROSSMAN

D 59898

IDENTIF. REFERENCE

JUL 23 2 30 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

TRACT NO. 2: Beginning at a point on the easterly margin of Elliston Street 246.4 feet southerly from a concrete monument at the west end of the return on the southeast corner of the intersection of Donelson Avenue and Elliston Street; thence with the easterly margin of said Elliston Street, south 0° 48' west 112 feet to a point; thence eastwardly 15 feet to the southwest corner of Parcel No. 2 shown on said survey; thence with the western boundary line of said Parcel No. 2, northwardly 112 feet to a point; thence westwardly 15 feet to the beginning.

TRACT NO. 3: Beginning at a point on the westerly margin of Hadley Avenue, 172.2 feet southerly from the southeast corner of a tract marked "Telephone Exchange" as shown on said survey; thence with the westerly margin of said Hadley Avenue, south 0° 41' west 112 feet to a point; thence westwardly 16.1 feet to the southeast corner of Parcel No. 3 shown on said survey; thence with the eastern boundary line of said Parcel No. 3, northwardly 112 feet to a point; thence eastwardly 16.1 feet to the beginning.

TRACT NO. 4: Beginning with a concrete monument at the west end of the return at the southwest corner of the intersection of Donelson Avenue and Hadley Avenue, and running thence the following courses and distances:
1. Around a curve to the right, said curve having a radius of 60 feet for a distance of 94.1 feet to an iron pin; thence
2. South 0° 41' west along the westerly margin of Hadley Avenue 24.1 feet to an iron pin located in the North margin of the property conveyed to the Old Hickory Development Company; thence
3. North 89° 13' west along the north margin of the property conveyed to the Old Hickory Development Company for a distance of 96.0 feet to an iron pin; thence
4. North 0° 41' east along the easterly margin of the property conveyed to the Old Hickory Development Company 84.0 feet to the south margin of Donelson Avenue; thence
5. South 89° 13' east along the south margin of Donelson Avenue 36.1 feet to a concrete monument and the point of beginning.

There is excluded from the above descriptions a strip of land 8 feet in width along the easterly margin of Elliston Street for the purpose of a street.

Being the same property conveyed to Marion J. Williams and wife, Nellie J. Williams, by deed from Old Hickory Development Co., a Tennessee corporation, of record in Book 4981, page 547, Register's Office for said County.

This conveyance is subject to easements, restrictions, setback lines, and leases of record, and taxes for 1976 applicable to said property; and subject to a deed of trust to William K. Beasley, Trustee, of record in Book 4953, page 38, Register's Office for Davidson County, Tennessee, to secure to First American National Bank the payment of a note in the original principal amount of $165,000.00 when executed on September 16, 1975, plus interest at the rate of 8-1/2% per annum; and subject to a deed of trust to John A. Hubbard, Trustee, of record in Book 4984, page 597, Register's Office for Davidson County, Tennessee, to secure to Third National Bank in Nashville the payment of a note in the original principal amount of $108,523.20 (includes $43,523.20 of add-on interest above the principal amount) when executed on December 18, 1975, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein.