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FORM NO. W/D-1

E 10083

IDENTIF. REFERENCE

JUN 20 3 27 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Anne Allen Crossman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 19 77

Barbara A. Pinnix
Notary Public

MY COMMISSION EXPIRES: My Commission Expires (AFFIX SEAL) Feb. 23, 1981

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Fred E. Cowden, Jr., Suite 303, 4515 Harding Road, Nashville, TN 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Crossman, et ux (NAME)	HOME FEDERAL SAVINGS & LOAN (NAME)	Map 130-14
4420 Herbert Place (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue North (STREET ADDRESS)	PAR. 40 m/p
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, JAMES H. BREWER and wife, ELIZABETH P. BREWER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. CROSSMAN and wife, MARY B. CROSSMAN

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 Davidson County, Tennessee, being Lot No. 25, on the Plan of Belle Meade, Block No. 4, Section 10, as of record in Book 4175, page 150, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Herbert Place, said point being the common front corner of Lots 24 and 25; thence along said margin of said Herbert Place, South 2° 55' East 144.0 feet to a monument, thence continuing with the curving margin of Herbert Place with a radius of 181.3 feet, a distance of 279.1 feet to another monument; thence continuing along said margin of Herbert Place, South 85° 17' West 55.0 feet to a point; thence leaving Herbert Place, North 5° 38' West 289.93 feet to a point; thence North 1° 35' West 36.87 feet to a point, at the common rear corner of said Lots 24 and 25; thence with the dividing lines between said lots, North 87° 05' East 243.47 feet to a point in the westerly margin of Herbert Place to the point of beginning.

Being all the same property conveyed to James H. Brewer and wife, Elizabeth P. Brewer by deed from George T. Hicks and wife, Sallie Read Hicks and Jim Gillespie, a partnership of record in Book 4701, page 811, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4462, page 293, and plan of record in Book 4175, page 150, both in said Register's Office and to 1977 property taxes which have been prorated and the Grantees assume in full.

This is unimproved ( ) improved (X) property, known as 4420 Herbert Place (House Number) (Street) Nashville (P. O. Address) Tenn. (City or Town) 37205 (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 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 our hands this 16th day of June, 19 77

James H. Brewer
JAMES H. BREWER

Elizabeth P. Brewer
ELIZABETH P. BREWER

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Barbara P. Brewer, a Notary Public in and for said County and State, the within named James H. Brewer and wife, Elizabeth P. Brewer

the bargainors, 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 16th day of June 19 77

Commission expires My Commission Expires Feb. 23, 1981

Barbara P. Brewer
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

RETURN TO HOME FEDERAL

WARRANTY DEED

FROM

JAMES H. BREWER and wife,

TO

ELIZABETH P. BREWER

JAMES A. CROSSMAN and wife,

MARY B. CROSSMAN

JUN 20 77	CONV	90,000.00		
JUN 20 77	CONV	90,000.00		
JUN 20 77	CONV	60,000.00		
JUN 20 77	S'TAX		B* 624.00	
JUN 20 77	PR'FEE		B* .50	
JUN 20 77	W'DEED		B* 4.00	* 628.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.