BOOK 5284 PAGE 134

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: Same	MAP-PARCEL NUMBERS
James E. Freeman, Trustee (NAME)	(NAME)	93-10
116 20th Avenue, So. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	36
Nashville, Tn. 37203 (CITY) (STATE) (P. O. ZIP)	(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 Alvin Crossman and wife, Mary B. Crossman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Freeman, Trustee

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:

Being all of Block "A" on the Plan of Palmer Place of record in Book 57, page 117, Register's Office for said County.

Said Block "A" begins at a point in the northerly margin of Palmer Place at the northwest intersection of the same and the second alley west of 8th Avenue South, said point being 406 feet, more or less, west of the westerly margin of 8th Avenue South; thence with the margin of said alley northerly 171 feet to the southwesterly intersection of said alley with Lea Avenue which point is 405 feet, more or less, west of the westerly margin of 8th Avenue South; thence with the margin of Lea Avenue westerly 200 feet to the intersection of Lea Avenue and Palmer Place; thence with the northerly margin of Palmer Place 286 feet to the point of beginning.

Being the same property conveyed to James Alvin Crossman and wife, Mary B. Crossman, by deed from Commerce Union Bank, a Tennessee banking corporation, of record in Book 5179, page 511, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 815-823 Lea Avenue, Nashville, Tennessee 37203
(House Number) (Street) (P. O. Address) (City or Town) (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, successors, assigns 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 hand s this 10th day of May, 19 78

James Alvin Crossman — Mary B. Crossman

James Alvin Crossman — Mary B. Crossman

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, Mary Anne Raby, a Notary Public in and for said County and State, the within named James Alvin Crossman and wife, Mary B. Crossman, 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 10th day of May, 1978

Commission Expires: 10-18-81

Mary Anne Raby
Notary Public

STATE OF _____)

COUNTY OF _____)

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 purpose 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 ____ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM

James Alvin Crossman and wife, Mary B. Crossman

TO

James E. Freeman, Trustee

E 64720

IDENTIF. REFERENCE

MAY 11 8 59 AM '78

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

Filed by G

MAY 11 78	CONV	58,500.00			
MAY 11 78	S'TAX		B*	152.10	
MAY 11 78	PR'FEE		B*	.50	
MAY 11 78	W'DEED		B*	4.00	* 156.60

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 58,500.00.

James E. Freeman, Trustee

Subscribed and sworn to before me this 10th day of May, 1978

My Commission Expires: 10-18-81

Mary Anne Raby
Notary Public