FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Morris Speer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPT., 1983

Samuel B Schlanger
Notary Public

MY COMMISSION EXPIRES: 4-20-86
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
SAMUEL B. SCHLANGER, Attorney at Law, 1906 South St., Nashville, TN 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Crossman and	SAME	Map 93-14
Randolph M. (NAME) LaGasse	(NAME)	
1710 Hayes Street		Parcel 214
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37203		7W1040
(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, Morris Speer and wife, Doris Speer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Crossman and Randolph M. LaGasse

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 the southerly 50 feet of the northerly 87½ feet of Lots No. 51, 52, and 53 and the southerly 50 feet of the northerly 87½ feet of the easterly 10 feet of Lot No. 54 on the Map of O. Ewing's Addition to Nashville, of record in Book 21, page 120, Register's Office for said County.

Said parts of said lots front 50 feet on the westerly side of 7th Avenue South, formerly Stevenson Avenue, and run back between parallel lines 150 feet to an alley.

Being the property conveyed to Morris Speer and wife, Doris Speer by deed from Erlon E. Taylor and wife, Lilly F. Taylor of record in Book 3706, page 283, Register's Office for Davidson County, Tennessee.

Included in the above description but specifically excluded therefrom and specifically excluded from this conveyance is the following described property conveyed by Morris Speer and wife, Doris Speer to Harold E. West and James B. Whitfield by quitclaim deed of record in Book 5302, page 854, said Register's Office, to wit:

Land in Davidson County, Tennessee, described as follows:

All that property lying north of a line beginning at a point 37½ feet from the northerly line of the West-Whitfield property, being the common front corner of the two tracts involved in this transaction, on the west side of Seventh Avenue, South, and extending 150 feet to a point 41 feet from the northerly line of the West-Whitfield property, it being the intent of the parties to place the line between the two lots so that the brick wall at the front, the walls of the existing buildings on the West-Whitfield property, the brick wall in the middle, and the wall of the remodeled structure, including the additions thereto, at the rear, will all be on the West-Whitfield property.

Grantees assume 1983 real property taxes.

CHECK
This is unimproved ( ) improved (X) property, known as 617 Seventh Avenue South, Nashville, TN 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 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 30TH day of SEPTEMBER, 1983

Morris Speer
MORRIS SPEER

Doris Speer
DORIS SPEER

1874 ...09/30/83 $160.00

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morris Speer and wife, Doris Speer

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 30TH day of SEPTEMBER 1983

Commission expires 4-20-86

Samuel B Schlanger
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

WARRANTY DEED

FROM

MORRIS SPEER and wife,

DORIS SPEER

TO

JAMES A. CROSSMAN and

RANDOLPH M. LaGASSE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

IDENTIFY REFERENCE

83 SEP 30 PM 04 2

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

H 7 7 4 1 4

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

160000.00- CAMT.
416.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 422.50-
1874A09/30/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7-7 4 1 4

IDENTIF. REFERENCE

SEP 30 2 44 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 983034