B049

BOOK 6737 PAGE 239

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,500.00

James Alvin Crossman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 1985.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Alvin Crossman (NAME)	Same (NAME)	Map 104-6
4420 Herbert Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 286
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	21W-05815

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, Wellington Properties, a joint venture composed of James V. Hunt, Turner P. Williams and Thomas L. Barry,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Alvin 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. 94 and the easterly 2 feet of Lot 95 on the Plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, of said Register's Office in Davidson County.

SAID Lot 94 and the easterly 2 feet of Lot 95 front together on the northerly side of Wellington Avenue a total distance of 75 feet and run back between parallel lines, with the westerly margin of 31st Avenue South, 135 feet to a dead line at an alley, measuring 75 feet thereon.

Being the same property conveyed to Wellington Properties, a joint venture composed of James V. Hunt, Turner P. Williams and Thomas L. Barry, by deed from John G. Hardeman and wife, Emily K. Hardeman, By deed of record in Book 5521, page 252, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for 1985 which (a) have been prorated and (b) are to be paid by Grantees.

This is unimproved ( ) improved (X) property, known as 3100 Wellington Avenue, Nashville, Tennessee
(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 hand s this 6th day of December, 1985

James V. Hunt* Turner P. Williams* Thomas L. Barry*

* Individually and for Wellington Properties

7146

STATE OF TENNESSEE
Davidson County

BOOK 6737 PAGE 240

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named James V. Hunt, Turner P. Williams and Thomas L. Barry

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 Nasvhille, Tennessee, this 6th day of December 19 85

Commission expires 11-1-87

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

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

FROM

Wellington Properties

TO

James Alvin Crossman

and wife, Mary B. Crossman

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

FELIX Z. MADISON JR. REGISTER
DAVIDSON COUNTY, TENN.

DEC 16 3 42 PM '85

IDENTIFICATION REFERENCE

6 8 9

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

RECEIVED OF _____

FOR _____

BOOK 6737 PAGE 241

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

$750[illegible].00- [illegible]
253.50 CO TAX
.50 [illegible]
6.00 [illegible]
CHECK [illegible] -
7146A12/16/05 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6169 TENNESSEE Dec 16 3:42 PM 05

FELIX Z. WILSON, II

No. 202107