This instrument prepared by Hugh W. Entrekin, Attorney, 21st Floor, First American Center Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
James Crossman	SAME	119-10
Mary Crossman		102 & 103
One Belle Meade Place, Suite 501		
4400 Harding Rd.		
Nashville, TN 37205		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,067,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of December, 1986.

NOTARY PUBLIC

My commission expires: 1-21-90

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

I, Walter G. Knestrick have this day bargained and sold and do hereby transfer and convey unto James Alvin Crossman and wife, Mary L. Crossman the following described real property:

See Exhibit A Attached

This conveyance is subject to 1986 real property taxes.

This is improved property located at 176 Thompson Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said James Alvin Crossman and Mary L. Crossman their successors and assigns, forever, and Walter G. Knestrick does convenant that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and tenants in possession and easements and restrictions of record.

7 8 4 7 0

IDENTIFICATION REFERENCE

Dec 31 1 10 PM '86

FELIX A. DELK, JR. REGISTER
DAVIDSON COUNTY, TN

$3.00

He does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to said real estate to James Crossman and Mary Crossman, their representatives, heirs and assigns, against the lawful claims of all persons.

Anne Knestrick joins in this conveyance for the sole purpose of quitclaiming any interest she may have in the subject property.

IN WITNESS WHEREOF, this deed has been executed this 30th day of December, 1986.

Walter G. Knestrick
WALTER G. KNESTRICK

Anne Knestrick
ANNE KNESTRICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ellen F. GAMMON, a Notary Public of the State and County aforesaid, personally appeared Walter G. Knestrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 30th day of December, 1986.

Ellen F. Gammon
NOTARY PUBLIC

My commission expires: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before, me Ellen F. GAMMON, a Notary Public of the State and County aforesaid, personally appeared Anne Knestrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 30th day of December, 1986

Ellen F. Gammon
NOTARY PUBLIC

My Commission Expires: 11-12-89.

EXHIBIT "A"

Land in the Sixth Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Company, Inc., April 9, 1968, as follows:

Beginning on the northerly margin of Thompson Land at the southwest corner of the property conveyed to David Wise, et al. of record in Book 4092, Page 213, Register's Officer for said county; thence with said Wise' western boundary line, north 04 degrees, 13 minutes east, 538.95 feet; thence south 89 degrees 11 minutes west, 181.41 feet to the easterly margin of St. Edwards Drive; thence with the same, south 03 degrees 24 minutes west, 495.18 feet to the beginnning of a curve; thence, around said curve having a radius of 25 feet southeasterly 38.11 feet; thence, south 83 degrees 56 minutes east, 147.33 feet to the beginning, containing 2.14 acres, more or less.

Being the same property conveyed to Walter G. Knestrick by deed from U. Grant Browing and G. T. Scott, Jr., of reocrd in Book 4666, Page 916, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7089 PAGE 435

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
		1,067,000.00 Co Amt		
			2907.00 [illegible]	
			.50 [illegible]	
			5.00 [illegible]	
			CHK # 2977.10-	
		3324212/31/86 [illegible]	.01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78470.

IDENTIFICATION REFERENCE

Dec 31 1 10 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 28991