This instrument prepared by:
Geraldine S. Skupien, Attorney at Law
P. O. Box 198066, Nashville, TN 37219
(615) 254-2291

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	MAP PARCEL NO.:
James A. and Mary L. Crossman 4420 Herbert Place Nashville, TN 37215	Lovell & Malone 404 James Robrtsn. Pkw. Nashville, TN 37219	51-08 009.00

FOR AND IN CONSIDERATION of the sum of One Million Fifty Thousand and No/100 ($1,050,000.00) Dollars, we, Freda G. Moon and Mark R. Garrett, have this day bargained and sold and do hereby transfer and convey unto James Alvin Crossman and Mary L. Crossman, husband and wife, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land located in the 11th (formerly 19th) Civil District of Davidson County, Tennessee, described more precisely as follows:

Begin at a PK nail set (PKS) at the intersection of the north r/w (50') of West Webster Street and west r/w (80') of Gallatin Pike; thence with the west r/w of Gallatin Pike N 25 45' 50" E 242.46 feet to a iron pin set (IPS); thence leaving Gallatin Pike and with a line common to Moon-Garrett property and the south line of Madison Square Shopping Center for the following eight (8) calls: N 69 16' 37" W 21.94 feet to a IPS at the wall of a building; thence with the building line passing the northeast corner of the building N 25 28' 23" E 2.14 feet to a IPS; thence paralleling the north face of the building while being one foot plus of minus from the actual faced of the building and passing the northwest corner of the building N 64 02' 09" W 112.54 feet to a IPS; thence S 31 07' 58" W 11.07 feet to a PK nail found (PKF); thence running up the creek bed N 67 35' 31" W 333.57 feet to a IPS leaving the creek at 255 feet; thence N 24 00' 43" E 20.70 feet to a IPS; thence N 53 45' 44" W 34.58 feet to a IPF; thence N 53 45' 44" W 177.55 feet to a IPF; thence leaving the above line and following the Gerald Farris property for the next three calls: S 17 02' 47" W 8.60 feet to a IPF; thence continue S 53 54' 05" E 176.38 feet to a IPF; thence S 23 41' 05" W 229.74 feet to a concrete monument found in the north r/w of West Webster Street; thence with the north margin of West Webster Street for two calls: S 64 00' 00" E 302.58 feet to a concrete monument found; thence S 64 00' 00" E 191.93 feet to the point of beginning, containing 2.63 acres more or less, as set forth in the survey of December 4, 1987, prepared by Stanford & Associates, Inc. of Franklin, Tennessee.

Being all the same property conveyed to Freda G. Moon and Mark G. Garrett by deed from Ruth F. Garrett as of record in Book 7103, Page 271, Register's Office for Davidson County, Tennessee.

Freda G. Moon, Mark R. Garrett, and Ruth F. Garrett, as Co-Trustees and Co-Executors under the Will of Ray E. Garrett, deceased, join in this conveyance to convey any and all right, title, and interest which they or the Estate of Ray E. Garrett may have under the Will of Ray E. Garrett, deceased, which Will is of record at Book 50, Page 460, Clerk and Master's Office for Williamson County, Tennessee.

Anthony Joseph Moon joins in this conveyance solely for the purpose of releasing all right, title, and interest that he may have herein by reason of homestead, curtesy, dower or otherwise and no further nor otherwise.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00.

James Alvin Crossman
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME this the 20th day of December 1988.

Notary Public

My Commission Expires:
11-12-89

This is improved property known as 936 Gallatin Pike South, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Freda G. Moon and Mark R. Garrett, their successors, heirs and assigns forever who covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. We further

covenant and bind our heirs and representatives to warrant and forever defend the title to said real estate to the said James Alvin Crossman and Mary L. Crossman, husband and wife, their successors, heirs and assigns against the lawful claims of all persons.

WITNESS our hands this the 20th day of December, 1988.

Freda G. Moon, as Co-Trustee and Co-Executor under the Will of Ray. E. Garrett, deceased

Freda G. Moon

Mark R. Garrett, as Co-Trustee and Co-Executor under the Will of Ray E. Garrett, deceased

Mark R. Garrett

Ruth F. Garrett, as Co-Trustee and Co-Executor under the Will of Ray E. Garrett, deceased

Anthony Joseph Moon

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforesaid, personally appeared Freda G. Moon, individually and as Co-Trustee and Co-Executor under the Will of Ray E. Garrett, deceased, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 20th day of December 1988.

NOTARY PUBLIC

My Commission Expires:
11-12-89

STATE OF ~~FLORIDA~~ CALIFORNIA)
)
COUNTY OF LOS ANGELES)

BEFORE ME, the undersigned Notary Public of the State and County aforesaid, personally appeared Mark R. Garrett, individually and as Co-Trustee and Co-Executor under the Will of Ray E. Garrett, deceased, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in LOS ANGELES, ~~Florida~~ CALIFORNIA, on this the 17TH day of DECEMBER 1988.

Warren E. Spain Sr
NOTARY PUBLIC

My Commission Expires:
JAN. 14, 1992

OFFICIAL SEAL
WARREN E. SPAIN, SR.
NOTARY PUBLIC - CALIFORNIA
Principal Office in
LOS ANGELES COUNTY
My Commission Expires Jan. 14, 1992

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforesaid, personally appeared Ruth F. Garrett, as Co-Trustee and Co-Executor under the Will of Ray E. Garrett, deceased, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 19th day of December 1988.

Lisa Woodruff
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
1-27-91

9462 12/20 0101 03CHECK 3477.50

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforesaid, personally appeared Anthony Joseph Moon, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 19th day of December 1988.

Lisa Woodruff
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

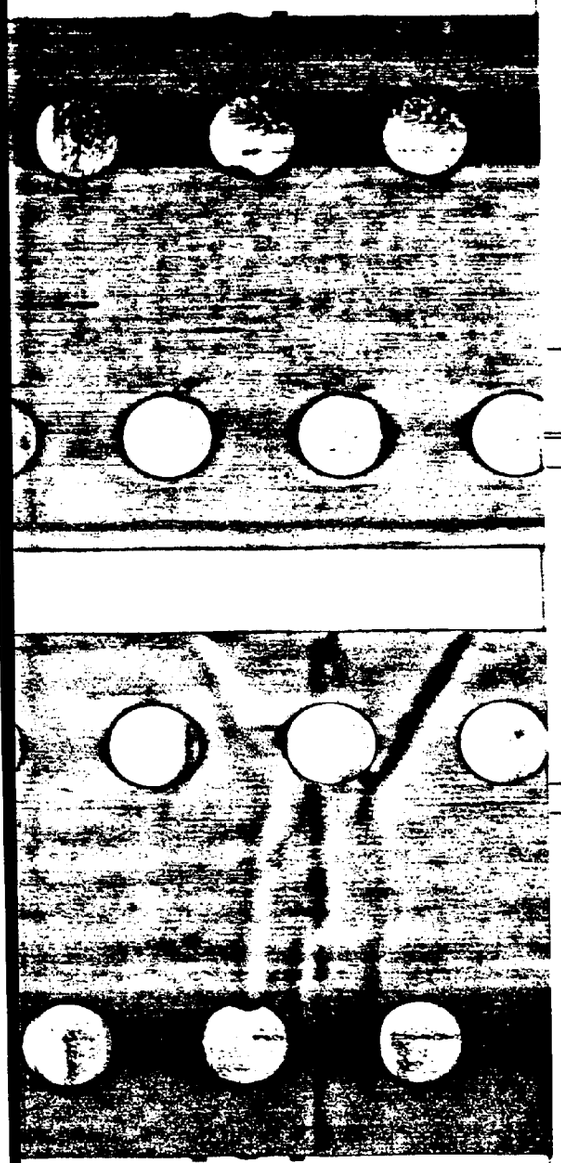
My Commission Expires:
1-27-91

95196

RETURN TO: CUSTOMER REFERENCE

FILED & RECORDED
DEC 20 10 52 AM '88
KELLY Z. WILLETT REGISTER
DAVIDSON COUNTY TN

RUSH



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

RECEIVED OF _____

FOR _____

BOOK 7732 PAGE 47

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
				CAMT 1050000.00
				CON TX 3465.00
				PRFEE 0.50
				WDEED 12.00
				TOTAL 3477.50
				CHECK 3477.50
12/20/88	01			10:51 0001 9462

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95196

IDENTIFICATION REFERENCE

Dec 20 10 52 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165621