car2477/ln:2/9/90
HHC005-004

FROM: JAMES ALVIN CROSSMAN AND WIFE, MARY L. CROSSMAN

TO: CAROLYN WOOD

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, ATTORNEYS
SUITE 1200, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Carolyn Wood	SAME	Map 59-14
1723 Andrew Crockett Court		Parcel 201
Brentwood, Tn. 37027		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of February, 1990.

Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, We, James Alvin Crossman and wife, Mary L. Crossman, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Carolyn Wood, hereinafter called "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 3700 Buena Vista Pike, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 9th day of February, 1990.

James Alvin Crossman
James Alvin Crossman

Mary L Crossman
Mary L. Crossman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Alvin Crossman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of February, 1990.

Carol R. Rivers
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary L. Crossman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of February, 1990.

Carol R. Rivers
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/27/93

2287 02/12 0101 03CHECK 76.00

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Blackman's Commercial Development, as of record in Book 3842, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to James Alvin Crossman and H. Frederick Humbracht, Jr. by Limited Warranty Deed from Commerce Union Bank, of record in Book 5693, page 191, said Register's Office, and being part of the same property conveyed to James Alvin Crossman and wife, Mary L. Crossman, by quitclaim deed from H. Frederick Humbracht, Jr., of record in Book 7393, page 707, said Register's Office, and being part of the same property conveyed to James Alvin Crossman and wife, Mary L. Crossman, by quitclaim deed from James Alvin Crossman, of record in Book 8044, page 250, said Register's Office.

The above property is conveyed subject to the lien for real property taxes, which may be due and payable, and any restrictions, easements or encumbrances of record in the Register's Office for Davidson County, Tennessee.

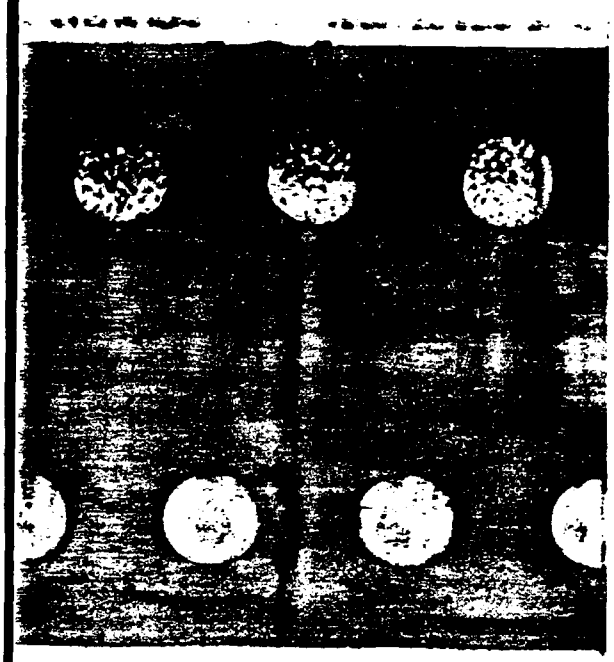
Grantors are also the owners of the lot adjacent to the above described property, said adjacent lot being designated as Lot No. 3 on the Plan of Blackman's Commercial Development, as of record in Book 3842, page 164, Register's Office for Davidson County, Tennessee, having an address of 3620 Buena Vista Pike, Nashville, Tennessee 37218. Lot Nos. 2 and 3 share a common driveway. Grantors, their heirs and assigns, hereby grant to Grantee, her heirs and assigns, an easement for normal ingress and egress across Lot No. 3 and Grantors, their heirs and assigns, reserve an easement for normal ingress and egress across Lot No. 2. Grantors, their heirs and assigns, will not erect a fence between said two lots.

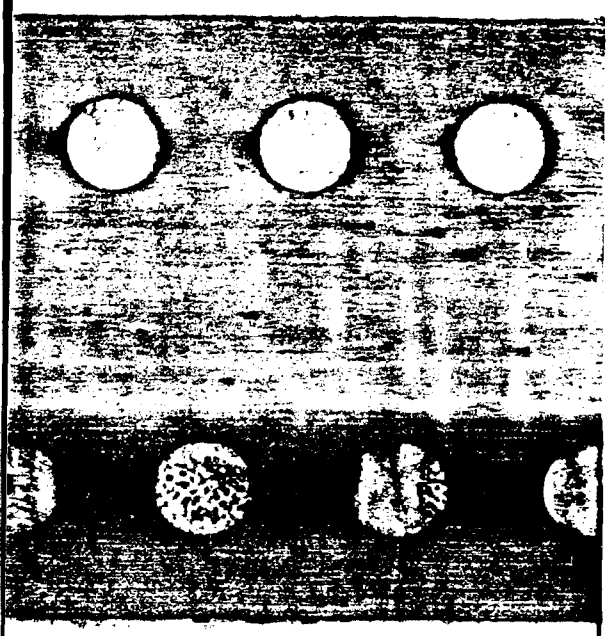
03375

IDENTIF. TREFERENCE

FEB 12 3 39 PM '90

DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8044 PAGE 258

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	20000.00
CON TX	66.00
PRFEE	1.00
WDEED	9.00
TOTAL	76.00
CHECK	76.00

02/12/90 01 15:37 0001 2287

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Q 3375

IDENTIF. TREFERENCE

FEB 12 3 39 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 292295