BOOK 8171 PAGE 49

Box 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } G-6581

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,131.70

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 1990

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church St., 13th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MITCHELL J. STEIN (NAME)	MORTGAGEE FIDELITY FEDERAL BANK, a Federal Savings Bank (NAME)	Map 104-6A
3415 West End Ave., Unit 1001 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 102
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	FB# 26W-09714

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, JAMES ALVIN CROSSMAN AND WIFE, MARY B. CROSSMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MITCHELL J. STEIN

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 Unit No. 1001, on the Plan of Continental Condominiums, of record in Plat Book 5200, Page 399, amended in Book 6135, Page 788, and further amended in Book 6435, Page 549, Register's Office for said County, to which Plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to James Alvin Crossman and wife, Mary B. Crossman, by Deed from William J. Hurt, Trustee, with full power to transfer, assign, convey, mortgage, encumber or otherwise deal with said real estate without the joinder of any beneficiary, of record in Book 6486, Page 501, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a permanent overhang easement for the construction and maintenance of an electrical power transmission line, said right conveyed in Book 4825, Page 592, said Register's Office, to all easements and setback lines as shown on the Plat of record in Book 5200, Page 399, as amended in Book 6135, Page 788, and Book 6435, Page 549, said Register's Office, and all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of and is subject to the By-Laws for the Administration thereof; also subject to easements and to utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Continental Condominiums, of record in Book 5862, Page 589, as amended in Book 6135, Page 788, Book 6435, Page 549, and modified in Book 7475, Page 137, said Register's Office, and By-Laws of record
"Legal continued on back"

unimproved ( )
This is improved (X) property, known as 3415 West End Ave., Unit 1001, 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 hand s this 1st day of August, 19 90

James Alvin Crossman
JAMES ALVIN CROSSMAN

Mary B. Crossman
MARY B. CROSSMAN

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES ALVIN CROSSMAN AND WIFE, MARY B. CROSSMAN

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 1990.

Notary Public

Commission Expires 7/24/93

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
JAMES ALVIN CROSSMAN AND WIFE, MARY B. CROSSMAN

TO
MITCHELL J. STEIN

48024

IDENTIFICATION REFERENCE

Aug 8 3 19 PM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

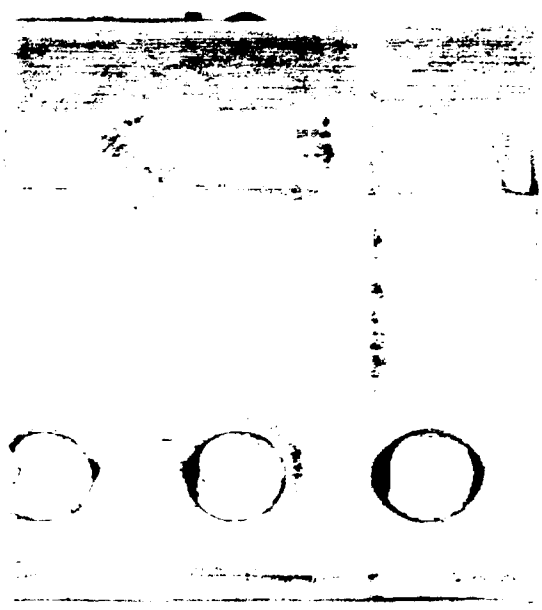
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

"Legal continued front front"

in Book 5862, Page 626, said Register's Office.

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note executed by James Alvin Crossman and wife, Mary B. Crossman, to Fidelity Federal Savings and Loan Association of Tennessee, in the original principal amount of $85,200.00, of record in Book 6486, Page 504, Register's Office for Davidson County, Tennessee.

8248 08/08/90 01 03CHECK 304.33



OFFICIAL RECEIPT

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

RECEIVED OF _____

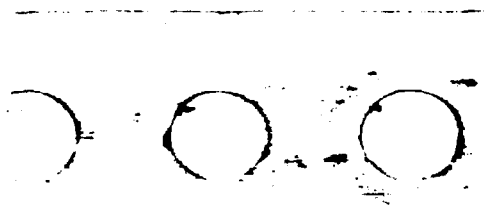
FOR _____

BOOK 8171 PAGE 51

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

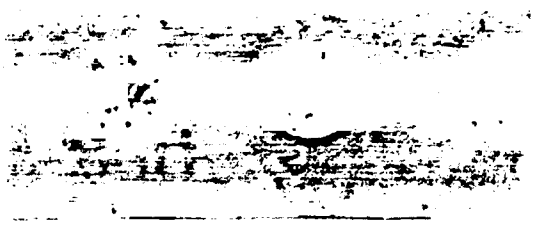
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 90131.70



CAMT	90131.70
CON TX	297.33
PRFEE	1.00
MDEED	6.00
TOTAL	304.33
CHECK	304.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/08/90 0E 15:26 0001 8248



48024

IDENTIFICATION REFERENCE

AUG 8 3 19 PM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 344702