ADDRESS NEW OWNER: MAP-PARCEL NUMBERS: SEND TAX BILLS TO:

James Alvin Crossman 104-3-47 Owner

and wife, Mary B. Crossman

4420 Herbert Place

Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, DANIEL F. BURTON and wife, PATRICIA M. BURTON (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to JAMES ALVIN CROSSMAN and wife, MARY B. CROSSMAN, (the "Grantees"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all adjustments and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Rights of tenants in possession.

3. All matters shown of record in Register's Office for Davidson County, Tennessee.

6288 01/15 0101 03CHECK 1095.25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $292,500.00.

James Alvin Crossman
Affiant

Subscribed and sworn to before me this 14 day of January, 1993.

Notary Public

BRUCE VENICK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 8/23/93

This is improved property, known as 2801 West End Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' successors and assigns, forever.

Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantees, Grantees' successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 14th day of January, 1993.

Daniel F. Burton

Patricia M. Burton

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Irwin Venick, a Notary Public, DANIEL F. BURTON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of January, 1993.

Notary Public

My Commission Expires: 9/25/93

BRUCE VENICK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Irwin Venick, a Notary Public, PATRICIA M. BURTON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of January, 1993.

Notary Public

My Commission Expires: 9/25/93

BRUCE VENICK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:

WOODS & VENICK
121 Seventeenth Avenue, South
Nashville, Tennessee 37203

Mail

EXHIBIT A

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being a lot of land fronting (32) thirty-two feet on the south side of the Richland Pike and extending back along the west margin of Palmer Avenue about (135) one hundred and thirty-five feet to an alley and bounded as follows:

Commencing at a point in the south margin of West End Avenue, formerly Richland Pike where the west margin of (Twenty-Eighth Avenue, South, formerly Palmer Avenue) intersects the same, thence west with the south margin of said pike (32) thirty-two feet to a point, thence southward parallel to (Twenty-Eighth Avenue, South, formerly Palmer Avenue) (135) one hundred and thirty-five feet to an alley, thence eastward with the north margin of said alley, (32) thirty-two feet to (Twenty-Eighth Avenue, South, formerly Palmer Avenue), thence with the west margin of (Twenty-Eighth Avenue, South, formerly Palmer Avenue) (135) one hundred and thirty-five feet to the beginning.

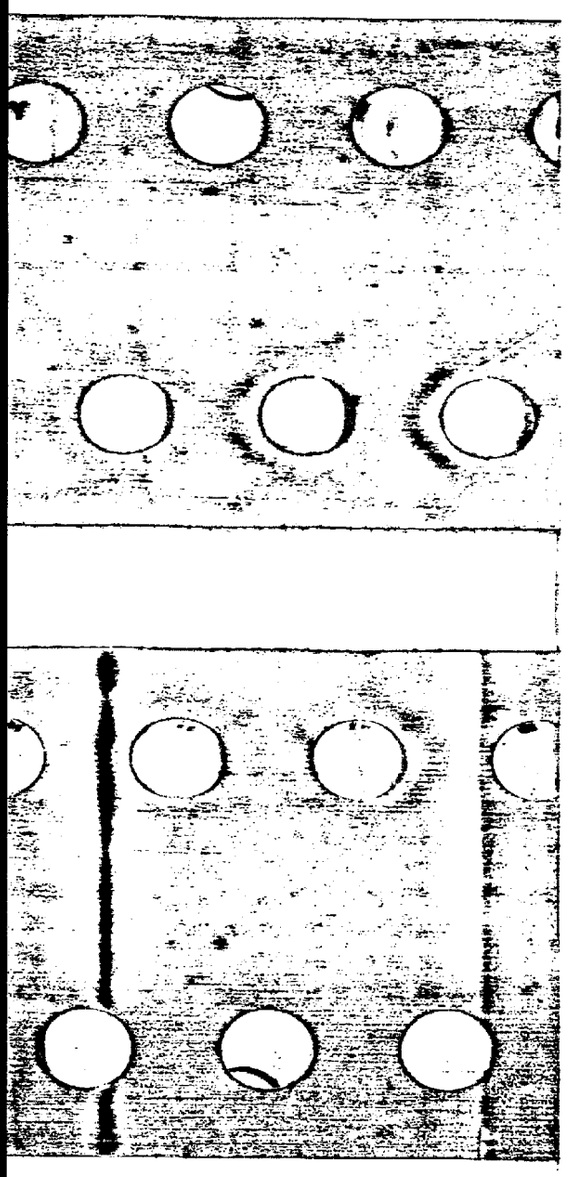
BEING the same property conveyed to DANIEL F. BURTON AND WIFE, PATRICIA M. BURTON by DEED from JOHN S. FLETCHER AND WIFE, GENEVIEVE BRANSFORD FLETCHER, of record in Book 7029, page 67, Register's Office for Davidson County, Tennessee.

8 2 9 9 9

IDENTIFICATION REFERENCE

JAN 15 8 27 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 8841 PAGE 342

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 292500.00
CON TX 1082.25
PRFEE 1.00
WDEED 12.00
TOTAL 1095.25
CHECK 1095.25

01/15/93 01 08:26 0001 6288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8299

IDENTIFICATION REFERENCE

JAN 15 8 27 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 611044