This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Douglas J. Pasto-Crosby and
Elizabeth A. Pasto-Crosby
3006 Blakemore Avenue
Nashville, Tennessee 37212

SEND TAX BILL:
NEW OWNER
3004 Blakemore Ave
Nashville TN. 37212

MORTGAGEE:
Nashville Bank of Commerce
221 Fourth Avenue North
Nashville, TN 37219

MAP AND PARCEL:
MAP 104-7
GROUP
PARCEL 87

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Hal H. Hart and wife, Alice Young Hart, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Douglas J. Pasto-Crosby and wife, Elizabeth A. Pasto-Crosby, 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 Lot No. 7, Block "I" on the Plan of Fairfax Place, of record in Book 547, pages 137 and 138, Register's Office for said County.
>
> SAID Lot No. 7 fronts 60 feet on the north side of Blakemore Avenue and runs back between parallel lines 140.33 feet to an alley in the rear.
>
> BEING the same property conveyed to Hal H. Hart, an one-half undivided interest, and Alice Young Hart, an undivided one-half interest, by Quitclaim from Hal H. Hart and Alice Young Hart, as of record in Book 6798, page 267, and by instrument of record in Book 5516, page 653, Register's Office for Davidson County, Tennessee.

This is improved property known as 3006 Blakemore Avenue, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Douglas J. Pasto-Crosby and wife, Elizabeth A. Pasto-Crosby, their heirs and assigns, forever; and we, Hal H. Hart and wife, Alice Young Hart, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 21st day of June, 1994.

Hal H. Hart
Hal H. Hart

Alice Young Hart
Alice Young Hart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

8548 06/21 0101 03CHECK 364.20

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Hal H. Hart and wife, Alice Young Hart, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of June, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 96,000.00.

Douglas J. Patterson
AFFIANT

Subscribed and sworn to before me
this 21st day of June, 1994.

Margaret Jane Stuart
NOTARY PUBLIC

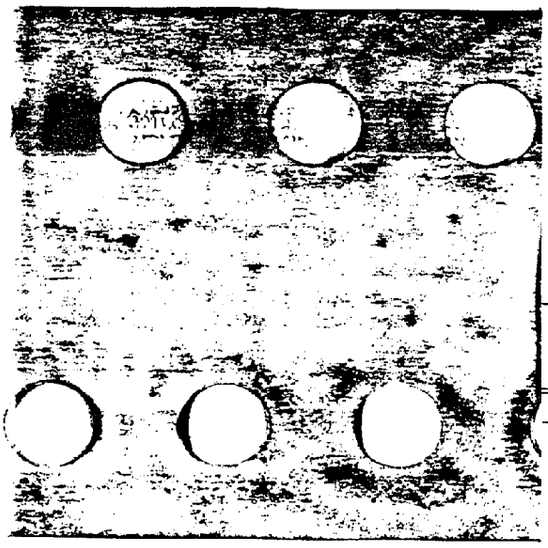
My Commission Expires: May 28, 1995

PICK-UP

94 JUN 21 PM 2:47
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

63325
IDENTIF. & REFERENCE

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



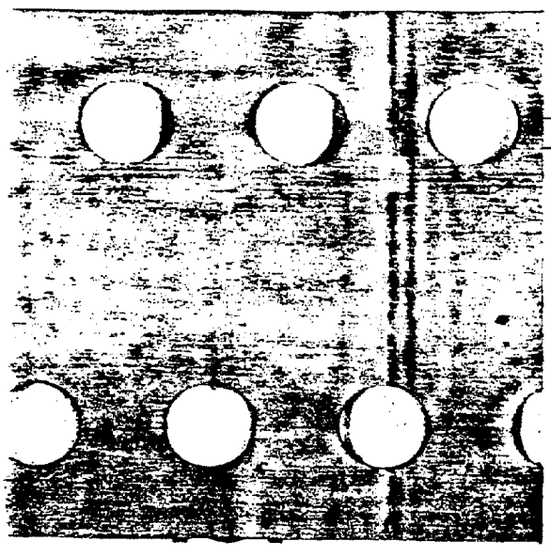
RECEIVED OF _____

FOR _____

BOOK 9384 PAGE 714

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	96000.00
			CON TX	355.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	364.20
			CHECK	364.20
06/21/94	01		14:48 0001	8548



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63325
IDENTIF. ↑ REFERENCE

94 JUN 21 PM 2:47
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 805268