Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED BOOK 9395 PAGE 961

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
James A. Crossman 4420 Herbert Place Nashville, TN 37215	Same	Map 93-10 Parcel 212

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RANDOLPH LAGASSE (the "Grantor") has bargained and sold and by these presents does transfer and convey unto the said JAMES A. CROSSMAN (the "Grantee"), his heirs, successors, representatives and assigns, all of his right, title and interest (being a one-half undivided interest) in and to that certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

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, his heirs, successors, representatives and assigns, forever. And Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current year real property taxes, and except as of record.

And Grantor does further covenant and bind himself, his heirs, successors, representatives and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, representatives and assigns, against the lawful claims of all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 1st day of July, 1994.

Randolph M. LaGasse
RANDOLPH LAGASSE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of the property, whichever is greater, is $25,000.00. This amount is equal to or greater than the amount the property would bring at a fair and voluntary sale.

James A. Crossman
Affiant

Subscribed and sworn before me this 1st day of July, 1994.

Bettie Jane Watson
NOTARY PUBLIC

My Commission Expires: 5/23/98

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, RANDOLPH M. LAGASSE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 1994.

Bettie Jane Weston
NOTARY PUBLIC

My Commission Expires: 5/23/98

\lagasse\lafayette.wd

EXHIBIT "A" BOOK 9395 PAGE 963

LAND in Davidson County, Tennessee, being the northeasterly part of Lot No. 1 on the Map of Orville Ewing's Addition to Nashville, as of record in Book 21, page 120, said Register's Office for said County, and described according to a copy of a survey made May 3, 1958, by Ralph W. C. Lambert, Surveyor, as follows:

BEGINNING at an iron spike at the southwest intersection of 6th Avenue South and Lea Avenue; thence with the margin of Lea Avenue, westerly 66.5 feet to an iron pin in the east line of Gavosdorf's lot; thence with Gavosdorf's east line, southerly 14.1 feet to an iron pin in the northerly margin of Lafayette Street, as now established and widened and shown by decree in Minute Book 36, page 116, 3rd Circuit Court; thence with margin of Lafayette Street, as widened and established easterly 53.9 feet to an iron pin at the beginning of a curve; thence around said curve having a radius of 16 feet, in an easterly and northerly direction 39 feet to the iron spike in the westerly margin of 6th Avenue South; thence with the margin of the same, northwesterly 9 feet to the beginning.

BEING the same property conveyed to JAMES A. CROSSMAN AND RANDOLPH LaGASSEE, by DEED from MORRIE SPEER AND WIFE, DORIS SPEER, of record in Book 6488, page 104 Register's Office for Davidson County, Tennessee.

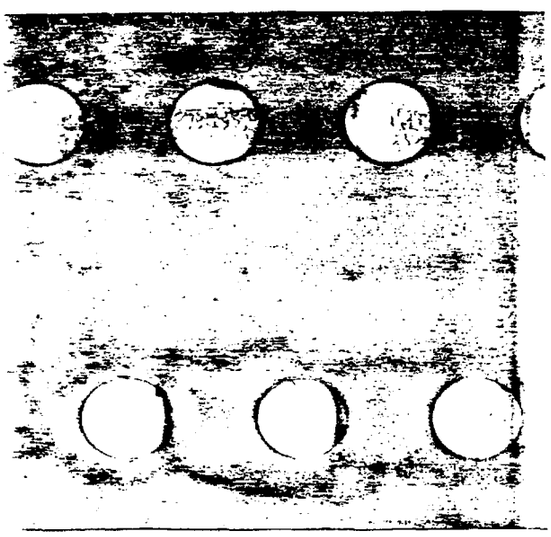
2778 07/01 0101 03CHECK 105.50

67109

IDENTIFICATION REFERENCE

94 JUL -1 PM 3:36

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

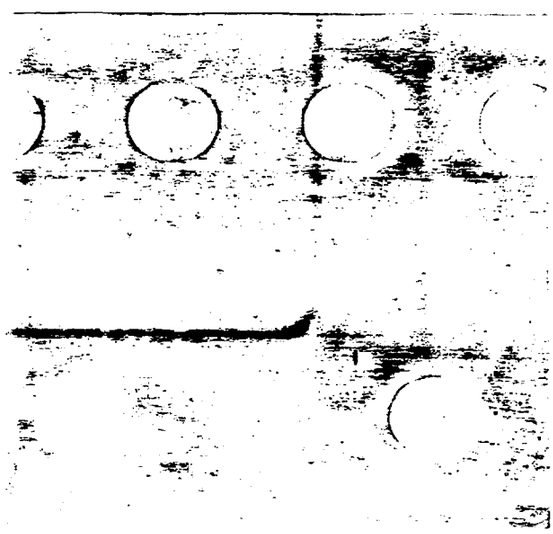
RECEIVED OF _____

FOR _____

BOOK 9395 PAGE 964

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 12.00
TOTAL 105.50
CHECK 105.50

07/01/94 01 15:37 0001 2778

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67189
IDENTIF. & REFERENCE

94 JUL -1 PM 3:37
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 809436