This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

BOOK 9395 PAGE 965

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
James A. Crossman 4420 Herbert Place Nashville, TN 37215	Same	Map 93-14 Parcel 214

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, including the assumption of a note dated September 30, 1983, in the original principal amount of $145,000.00, payable to Morris Speer and wife, Doris Speer, which is secured by a Deed of Trust of record in Book 6148, page 601, in the Register's Office for Davidson County, Tennessee, RANDOLPH M. 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, the Deed of Trust of record in Book 6148, page 601, said Register's Office, 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 M. LAGASSE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of the property, whichever is greater, is $50,000.00. 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.

Bessie Jane Stanton
NOTARY PUBLIC

My Commission Expires: 5/23/98

94 JUL -1 PM 3:24
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

67190
IDENTIFICATION REFERENCE

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

1 TRANSFER 07/01 0101 03CHECK 198.00

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.

NOTARY PUBLIC

My Commission Expires: 5/23/98

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EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Being the southerly 50 feet of the northerly 87½ feet of Lots No. 51, 52, and 53 and the southerly 50 feet of the northerly 87½ feet of the easterly 10 feet of Lot No. 54 on the Map of O. Ewing's Addition to Nashville, of record in Book 21, page 120, Register's Office for said County.

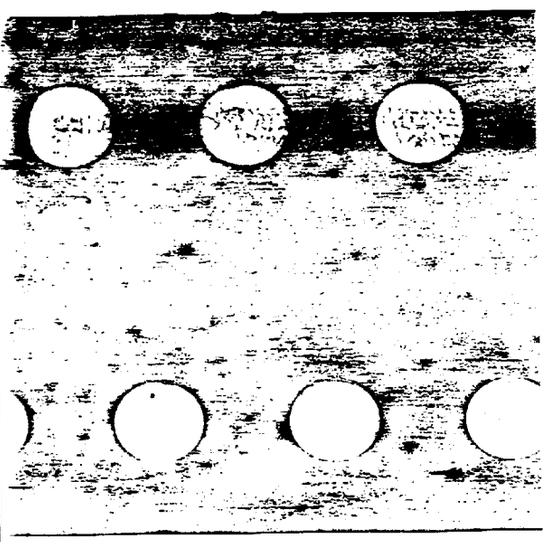
Said parts of said lots front 50 feet on the westerly side of 7th Avenue South, formerly Stevenson Avenue, and run back between parallel lines 150 feet to an alley.

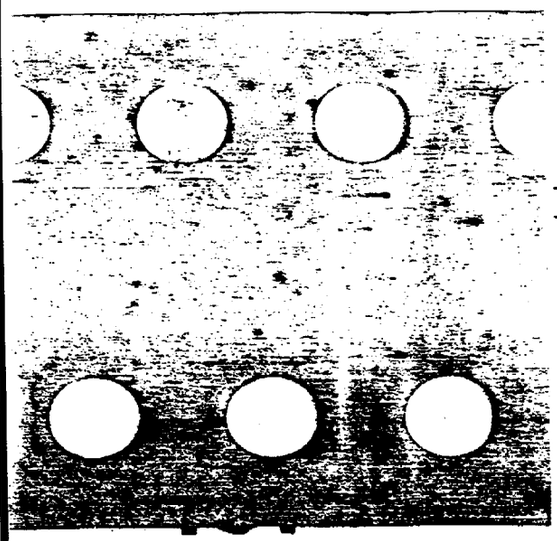
Being the same property conveyed to James A. Crossman and Randolph M. LaGasse by deed from Morris Speer and wife, Doris Speer, of record in Book 6148, page 598, Register's Office for Davidson County, Tennessee.

Included in the above description but specifically excluded therefrom is the following described property conveyed by Morris Speer and wife, Doris Speer to Harold E. West and James B. Whitfield by quitclaim deed of record in Book 5302, page 854, said Register's Office, to wit:

Land in Davidson County, Tennessee, described as follows:

All that property lying north of a line beginning at a point 37½ feet from the northerly line of the West-Whitfield property, being the common front corner of the two tracts involved in this transaction, on the west side of Seventh Avenue, South, and extending 150 feet to a point 41 feet from the northerly line of the West-Whitfield property, it being the intent of the parties to place the line between the two lots so that the brick wall at the front, the walls of the existing buildings on the West-Whitfield property, the brick wall in the middle, and the wall of the remodeled structure, including the additions thereto, at the rear, will all be on the West-Whitfield property.





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

RECEIVED OF _____

FOR _____

BOOK 9395 PAGE 968

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	50000.00
			CON TX	185.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	198.00
			CHECK	198.00
07/01/94	01		15:37 0001	2779

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67190
IDENTIF. & REFERENCE

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

No. 809437