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

File Box 21-A

SPECIAL WARRANTY DEED BOOK 9396 PAGE E 339

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
James Alvin Crossman 4420 Herbert Place Nashville, TN 37215	Same	Map 060-02-0 Parcel 185

2867 07/01 0101 03CHECK 1000.90

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 M. LAGASSE (the "Grantor") has bargained and sold and by these presents does transfer and convey unto the said JAMES ALVIN 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 M. LAGASSE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of the property, whichever is greater, is $267,000.00. This amount is equal to or greater than the amount the property would bring at a fair and voluntary sale.

James Alvin Crossman
Affiant

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

Bettie Jane Winston
NOTARY PUBLIC

My Commission Expires: 5-23-98

94 JUL -1 PM 4:20
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

67278
IDENTIFICATION REFERENCE

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 Winston
NOTARY PUBLIC

My Commission Expires: 5/23/94

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Two tracts of land in Davidson County, Tennessee, being Lot No. 2 and Reserve Parcel on the Plan of Revised Ewing Shopping Center Subdivision, as of record in Book 4595, page 71, Register's Office for said County.

Said Lot No. 2: Being a parcel of land in the 12th Civil District, Nashville, Davidson County, Tennessee, located on the east side of Brick Church Pike between Ewing Lane and Ewing Drive, more particularly described as follows:

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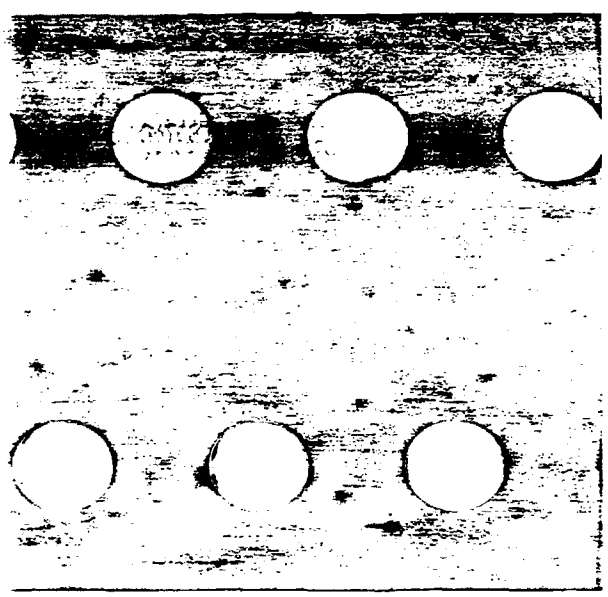
Beginning at a point in the easterly margin of Brick Church Pike, 150 feet northerly from the north line of Ewing Drive, being the northwest corner of Union Oil Company of California; thence with Brick Church Pike, north 1°13' West 179.54 feet to a point; thence with a curve to the right having a central angle of 83°17', a radius of 20 feet 29.07 feet to a point; thence North 82°36'East, 46.95 feet to a point; thence with a curve to the left having a central angle of 19°32', a radius of 481.27 feet, 164.07 feet to a point; thence north 62°32' East 175.42 feet to a point; thence with a curve to the right having a central angle of 12°36', a radius of 283.50 feet, 62.35 feet to a point; thence South 10°18' East 195.53 feet to an iron pin; thence South 01°58' East, passing an iron pin at 64.30 feet, a total distance of 318.90 feet to a point in the northerly margin of Ewing Drive; thence with Ewing Drive, north 89°47' West, 330.86 feet to a point; the southeast corner of Union Oil Company of California; thence with said Oil Company North 1°13' West, 150.00 feet to a point; thence North 89°47' West, 140 feet to the point of beginning, containing 3.96 acres, more or less.

Said Reserve Parcel: Being a parcel of land in the 12th Civil District Nashville, Davidson County, Tennessee, located on the east side of Brick Church Pike between Ewing Lane and Parkwood Estates, Section 1, more particularly described as follows:

Beginning at a concrete monument in the easterly margin of Brick Church Pike located 78.8 feet north of the center line of Ewing Lane, being the southwesterly corner of Nashville Electric Service Ewing Creek Substation; thence with said Substation's southerly line, North 72°54' East 166.65 feet to a concrete monument; thence North 55°03' East passing a concrete monument at 28.9 feet, a total distance of 231.00 feet to a concrete monument; thence North 70°54' East, 82.17 feet to a point; thence South 02°33' East, passing an iron pin at 74.94 feet, a total distance of 108.54 feet to a point in the northerly margin of Ewing Lane; thence in a southwesterly direction with a curve to the left having a central angle of 13°34', a radius of 316.50 feet, 74.98 feet to a point; thence South 62°32' West 175.42 feet to a point; thence with a curve to the right having a central angle of 19°32', a radius of 448.27 feet, 152.82 feet to a point; thence South 82°04' West 38.36 feet to a point; thence with a curve to the right having a central angle of 96°43', a radius of 20 feet, 33.76 feet to a point; thence North 1°13' West, 39.60 feet to the point of beginning, containing 0.92 acres, more or less.

Being part of the same property conveyed to Thomas G. Smith, Trustee, by deed from Seventy-Forty Corporation, of record in Book 5507, page 783, said Register's Office, and being the same property conveyed to James Alvin Crossman and Randolph M. LaGasse by Quitclaim Deed from Thomas G. Smith, Trustee, of record in Book 9396, page 335, said Register's Office.

EXHIBIT "A"



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

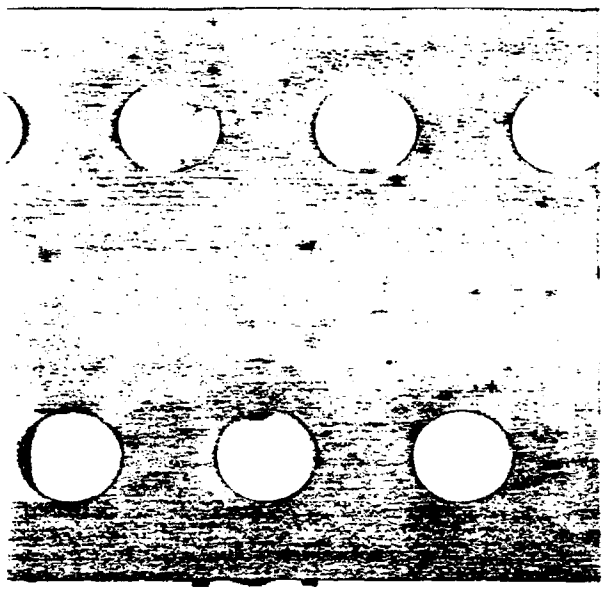
RECEIVED OF _____

FOR _____

BOOK 9396 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
267000.00
CON TX 987.90
PRFEE 1.00
WDEED 12.00
TOTAL 1000.90
CHECK 1000.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/01/94 01 16:21 0001 2867

67278

IDENTIFICATION REFERENCE

94 JUL -1 PM 4:20

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 809525