2613

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
176, LLC 176 Thompson Lane Nashville, TN 37211	New Owner	Map 119-100 Parcel 102 Map 119-100 Parcel 103
This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		

WARRANTY DEED BOOK 9661 PG 87

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, James Alvin Crossman and wife, Mary L. Crossman, (The "Grantor's") have bargained and sold, and by these presents do transfer and convey unto 176, LLC (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, (hereafter the property) being more particularly described as follows, to wit:

Land in the Sixth Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Company, Inc., April 9, 1968, as follows:

Beginning on the northerly margin of Thompson Lane at the southwest corner of the property conveyed to David Wise, et al of record in Book 4092, page 213, Register's Office for said County; thence with said Wise western boundary line, North 04 degrees, 13 minutes East, 538.95 feet; thence South 89 degrees 11 minutes West, 181.41 feet to the easterly margin of St. Edwards Drive; thence with the same, South 03 degrees 24 minutes West, 495.18 feet to the beginning of a curve; thence, around said curve having a radius of 25 feet southeasterly 38.11 feet; thence, South 83 degrees 56 minutes East, 147.33 feet to the beginning, containing 2.14 acres, more or less.

Being the same conveyed to James Alvin Crossman and wife, Mary L. Crossman by deed from Walter G. Knestrick and wife, Anne Knestrick of record in Book 7089, page 482, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1) Davidson County real property taxes for 1995, which have been pro-rated as of the date of closing, and for which the Grantee named hereinabove assumes full liability for payment.

2) Deed of Trust of record in Book 7089, Page 486, Register's Office for Davidson County, Tennessee, which evidences an indebtedness in the original principal amount of $800,000.00 owed to Business Men's Assurance Company of America which is being assumed by the Grantees named hereinabove.

3) UCC-1 Financing Statement of record in Book 7089, Page 503, Register's Office for Davidosn County, Tennessee evidencing the indebtedness in the original principal amount of $800,000.00 owed to Business Men's Assurance Company of America.

4) Conditional Assignment of Rents of record in Book 7089, Page 506, Register's Office for Davidson County, Tennessee to secure the indebtedness in the original principal amount of $800,000.00 owed to Business Men's Assurance Company of America.

BOOK 9661 PG 88

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $815,000.00.
[
[Affiant
[Subscribed and sworn to before me this
[1st day of May, 1995.
[
[Notary Public
[My Commission Expires 7-23-95
[

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of May, 1995.

James Alvin Crossman

James Alvin Crossman

Mary L. Crossman

Mary L. Crossman

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

5709 05/02 0101 03CHECK 3024.50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Alvin Crossman and wife, Mary L. Crossman**, 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 instrument for the purposes therein contained.

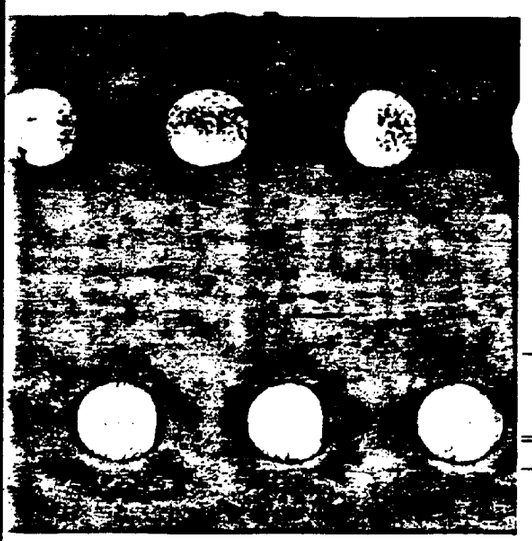
WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of May, 1995.

Notary Public

My Commission Expires: 7-23-95

56878
IDENTIF. & REFERENCE

95 MAY -2 AM 11:29
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.



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

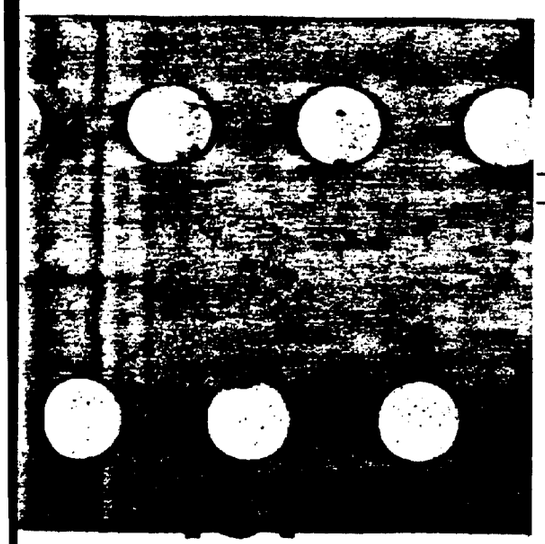
RECEIVED OF _____

FOR _____

BOOK 9661 PG 89

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
815000.00
CON TX 3015.50
PRFEE 1.00
MDEED 8.00
TOTAL 3024.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID CHECK NK 3024.50

05/02/95 01 11:32 0001 6709

56878
IDENTIF. ↑ REFERENCE

95 MAY -2 AM 11:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 906132