Box 42

BOOK 9716 PG 733

THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
WHITE & REASOR
3305 WEST END AVENUE
NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
James Alvin Crossman -and- Mary L. Crossman 4420 Herbert Place Nashville, TN 37215-4544	Same	Map 92-16 Parcels 94 and 95

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of FOUR HUNDRED THREE THOUSAND AND NO/100 ($403,000.00) DOLLARS, the receipt of which is hereby acknowledged, GEORGE N. SPIVA, TRUSTEE, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto JAMES ALVIN CROSSMAN and wife, MARY L. CROSSMAN, hereinafter called "Grantees," their heirs and representatives, certain real estate in Davidson County, Tennessee, described in Exhibit "A," which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $403,000.00.

James Alvin Crossman
AFFIANT

Subscribed and sworn to before me this 29th day of June, 1995.

NOTARY PUBLIC

My Commission Expires:

This is improved property known as 1903-1905 Hayes Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to Grantees, their heirs and representatives, forever.

Grantor further covenants and binds himself and his successors and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and representatives, against the lawful claims of all persons whomsoever; provided, however, that this conveyance is subject to the following:

1. 1995 Metropolitan Nashville and Davidson County real property taxes, a lien but not presently due and payable, which have been prorated and assumed by Grantees;

2. Rights of the tenant in possession under a lease with respect to said real estate;

3. Possible unfiled mechanics' and materialmen's liens by third parties claiming through the aforesaid tenant in possession of said real estate;

4. Unrecorded easements, if any, on, above or below the surface; and any discrepancies or conflicts in boundary line or shortage in area or encroachments, which a correct survey or inspection of said real estate would disclose;

5. Sewer easement crossing most of Lot No. 151 shown on the Metro Engineers Map referred to in an instrument of record in Book 9568, Page 463, Register's Office for Davidson County, Tennessee; and

6. Survey No. 13401-260, dated December 1, 1994, prepared by John Kohl and Company, P.C., indicates the following:

(a) A portion of the fifty (50) feet sewer easement underlies the one (1) story building;

(b) Neighbor's concrete curb encroaches over the southeasterly line of said real estate; and

(c) Line(s) and pole(s) cross the southwesterly corner of said real estate.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 27th day of June, 1995.

GEORGE N. SPIVA, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Charles B. Robson, Jr., a Notary Public in and for said State and County, the within named GEORGE N. SPIVA, TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 27th day of June, 1995.

Notary Public

My Commission Expires:
1-24-98

0074772
IDENTIF. # REFERENCE

95 JUN 29 PM 3:29
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

c:\spiva\hayes.dis\deed

EXHIBIT "A" BOOK 9716PG740

Legal Description

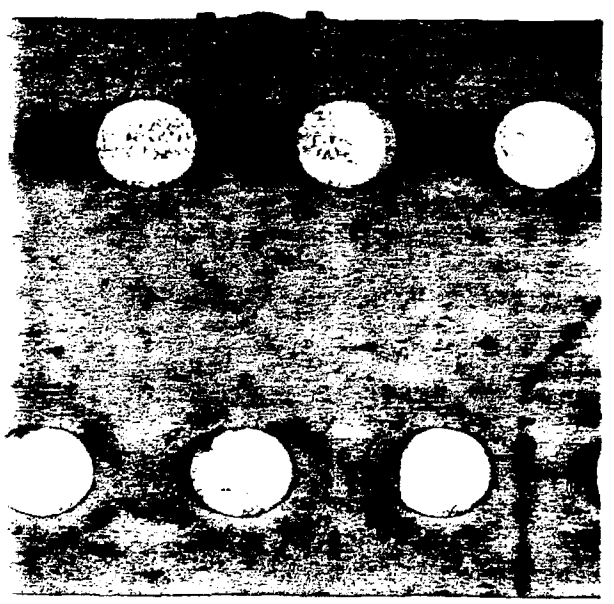
BEING land in Nashville, Davidson County, Tennessee, being part of Lot 151 on the Plan of the John Boyd Home Place recorded in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING in the southerly right-of-way of Hayes Street at the northeast corner of Lot 1 on the Resubdivision of a portion of Lots 150 and 151 of the John Boyd Home Tract as recorded in Plat Book 6250, Page 708, Register's Office for Davidson County, Tennessee; thence along said southerly right-of-way North 58° 14' 32" East, 99.85 feet to a point 50 feet West of the West right-of-way of Nineteenth Avenue North; thence leaving said right-of-way South 31° 40' 51" East, 139.12 feet; thence South 58° 00' 36" West, 49.85 feet; thence South 31° 53' 24" East, 32.39 feet to the northerly margin of an alley; thence along said alley South 58° 06' 36" West, 50.13 feet to the southeast corner of the aforesaid Lot 1; thence leaving said alley and continuing with Lot 1 North 31° 40' 45" West, 171.83 feet to the point of beginning and containing .357 acre, more or less.

BEING the same property conveyed to George N. Spiva, Trustee, by a deed of record in Book 9568, Page 463, Register's Office for Davidson County, Tennessee.

THIS LEGAL DESCRIPTION IS THE SAME AS IN PREVIOUS DEED OF RECORD.

6413 06/29 0101 03CHECK 1504.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

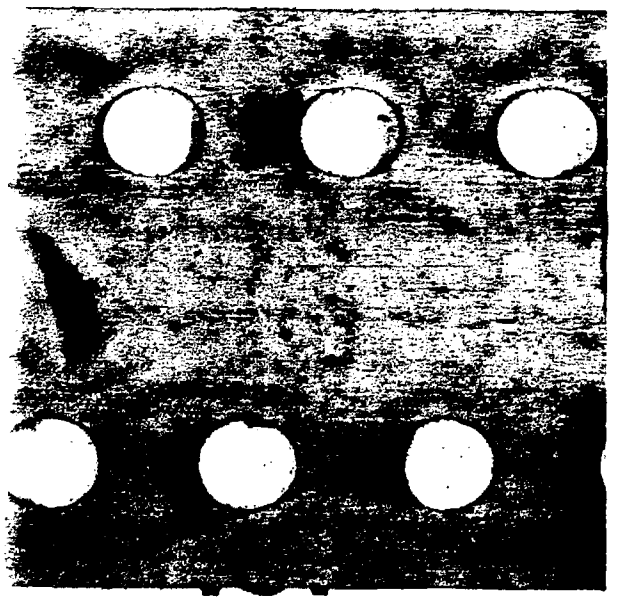
FOR _____

BOOK 9716 PG 741

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



403000.00
CON TX 1491.10
PRFEE 1.00
MDEED 12.00
TOTAL 1504.10
CHECK 1504.10

06/29/95 01 15:32 0001 6413

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00074772
IDENTIF. ↑ REFERENCE

95 JUN 29 PM 3:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 925587