BOOK 9749 PG 555

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Ben R. Hanback James Foley 1976 Kosta Lane Dumanton TN 38138	New Owner	Map 104-060A Parcel 30

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

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 "Grantors") have bargained and sold, and by these presents does transfer and convey unto Ben R. Hanback, and James Foley as tenants-in-common, (The "Grantees"), Grantees heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 406 on the Plan of Continental Condominiums, of record in Plat Book 5200, page 399, said Register's Office, as amended in Book 6135, page 788 and Book 6435, page 549, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to James Alvin Crossman and wife, Mary L. Crossman by Warranty Deed from Fidelity Federal Savings & Loan Association of record in Book 7317, page 706, said Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of and is subject to the By-Laws for the Administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Continental Condominiums of record in Plat Book 5862, page 589 and By-Laws of record in Book 5862, page 626 as amended in Book 6135, page 788 and Book 6435, page 549 said Register's Office.

This property is commonly known as 3415 West End Avenue, Unit 406, Nashville, TN 37203.

The description is the same as was used in the last deed of record.

Return to: Lee Shaw, Atty.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $53,500.00.
[
[Affiant
[
[Subscribed and sworn to before me this
[14th day of July, 1995.
[
[Notary Public
[
[My Commission Expires _____

LINDA ROBERTS NOTARY PUBLIC MY COMMISSION EXPIRES SEPT. 1, 1995 SHELBY COUNTY, TENNESSEE

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

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a 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 Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 14th day of July, 1995.

James Alvin Crossman
James Alvin Crossman

Mary L. Crossman
Mary L. Crossman

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

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 14th day of July, 1995.

_____
Notary Public

My Commission Expires: January 27, 1997

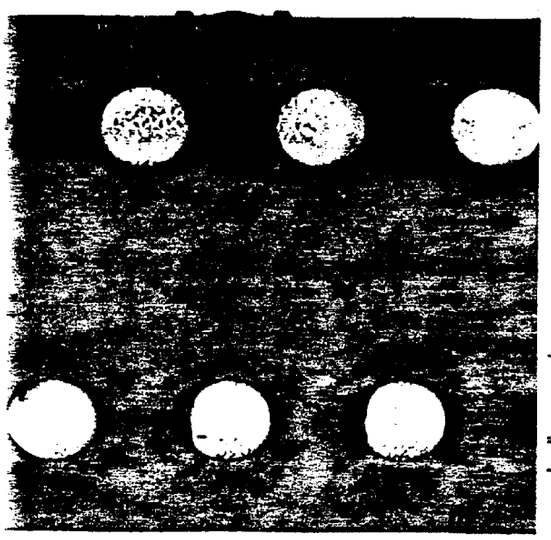
NOTARY PUBLIC AT LARGE

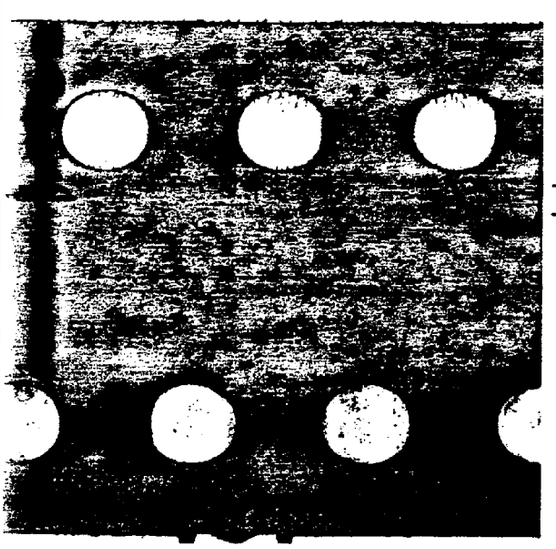
95 AUG -2 PM 1:23
FELIZ. WILSON II REGISTER
DAVIDSON COUNTY, TN

0085248
IDENTIF. ↑ REFERENCE

8559 08/02 0101 03CHECK 206.95

THIS INSTRUMENT PREPARED BY AND RETURN TO: H. LEE SHAW, ATTORNEY





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

RECEIVED OF _____

FOR _____

BOOK 9749 PG 557

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	53500.00
			CON TX	197.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	206.95
			CHECK	206.95
08/02/95	01		13:26 0001	7859

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0085248
IDENTIF. ↑ REFERENCE

95 AUG -2 PM 1:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936891