268

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James A. Crossman 4420 Herbert Place Nashville, TN 37215-4544	SAME	Map 044-150 Parcel 43300

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

WARRANTY DEED

BOOK 9855 PG 821

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, Kimbro Oil Company (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto James A. Crossman (the "Grantee"), Grantee's heirs 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, more particularly described as follows:
Beginning at an iron pin on the southerly margin of Donelson Avenue, 405.4 feet east, more or less, of the intersection of Donelson Avenue with Elliston Avenue; thence along the southerly margin of Donelson Avenue, south 89 degrees 19 minutes east 90.57 feet to an iron pin; thence along a curve to the right having a radius of 60.0 feet, 94.14 feet to an iron pin in the westerly margin of Hadley Avenue, said curve also representing the intersection of Donelson Avenue and Hadley Avenue; thence along the westerly margin of Hadley Avenue, south 00 degrees 35 minutes west 68.36 feet to an iron pin; thence leaving the margin of Hadley Avenue, north 89 degrees 29 minutes west 149.94 feet to an iron pin; thence north 00 degrees 21 minutes east 128.67 feet to an iron pin, being the point of beginning, and containing 0.425 acres and described according to a survey by Michael V. Holmes and Associates, Inc., dated October 29, 1979.

Being the same property conveyed to Kimbro Oil Company by Warranty Deed from H & W Energy, Inc., a Tennessee corporation of record in Book 6356, page 582, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 700 Hadley Avenue, Nashville, Tennessee 37138.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $40,000.00.

James A. Crossman
Affiant

Subscribed and sworn to before me this 8th day of November, 1995.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires 1-[illegible]-1997

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 heirs and assigns, forever.

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

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of November, 1995.

KIMBRO OIL COMPANY

By: _____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public of the State and Count aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be _____ of the Kimbro Oil Company, the within named bargainor, a corporation, and that he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of November, 1995.

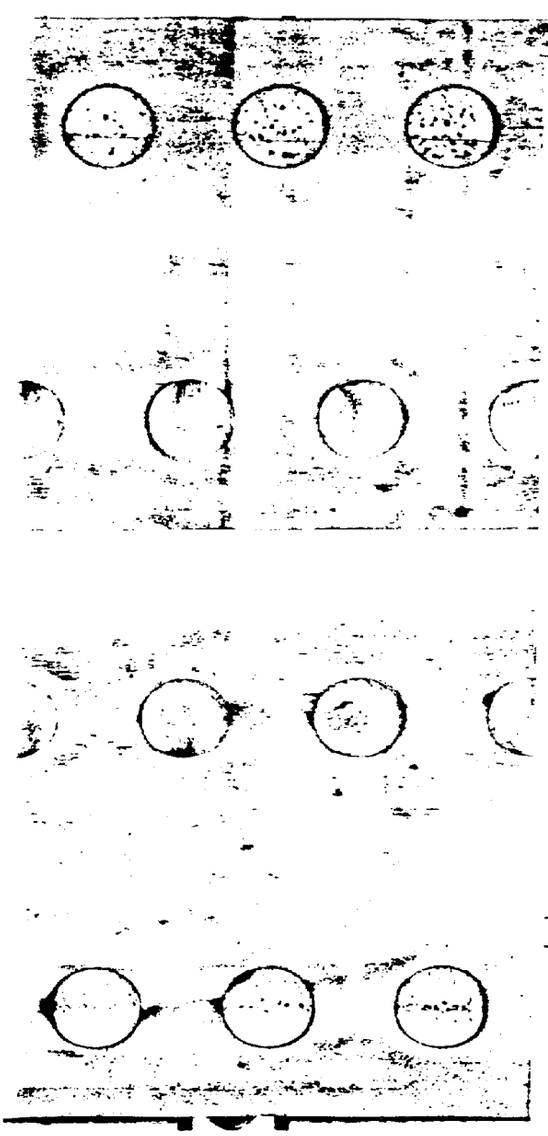
_____
NOTARY PUBLIC

My Commission Expires: _____

0121597
IDENTIF. & REFERENCE

95 NOV -9 PM 3:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5701 11/09 0101 02CHECK2 157.00



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

RECEIVED OF _____

FOR _____

BOOK 9855 PG 823

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 6901

0121597
IDENTIF. & REFERENCE

95 NOV -9 PM 3:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 975491