0139736

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
John L. Van Cleave, Esq.
Watkins, McGugin, McNeilly & Rowan, P.L.C.C.
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

PICK-UP

BOOK 9914 PG 240

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. CROSSMAN, et al. 4420 Herbert Place Nashville, TN 37215	Same	Map: 92-15 Par: 176 21W 01495

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

James A Crossman
Affiant

SUBSCRIBED AND SWORN to before me this 10 day of January, 1996.

Misty Dorey
Notary Public

My Commission Expires: 1-17-99

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JAMES LEONARD CHANDLER and wife, LOUISE PEARL CHANDLER, hereinafter "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto JAMES ALVIN CROSSMAN and wife, MARY B. CROSSMAN, tenants by the entireties as to an undivided one-half interest as tenants in common, and EVERETTE I. HOWELL, JR. and wife, CAROLINE H. HOWELL, tenants by the entireties as to an undivided one-half interest as tenants in common, their heirs and assigns, hereinafter "GRANTEES", that certain real estate in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 in A.A. Mellier's Subdivision of Part of Lot No. 156 of the Boyd Home Tract, a plan of which Subdivision is of record in Book 57, page 127 Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 6 fronts 50 feet on the southerly side of Church Street, formerly Richland Turnpike, and runs back 133.15 feet on the east line and 126.6 feet on the west line to an alley, and shows 50.25 feet on said alley, as indicated by said plan.
>
> Being the same property conveyed to James Leonard Chandler and wife, Louise Pearl Chandler, by deed from Charles Harold James and wife, Pearl C. James, of record in Book 5170, page 818, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to real property taxes for 1996, which have been prorated and assumed by GRANTEES.

TO HAVE AND TO HOLD said real estate, with all appurtenances, and hereditaments thereto belonging or in any wise appertaining to the said GRANTEES, their heirs and assigns, forever.

GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant specially and forever defend the title to said

real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons, claiming by, through and under GRANTORS, but not further or otherwise.

IN WITNESS WHEREOF, the GRANTORS have caused this Special Warranty Deed to be executed this 11th day of Jan., 1996.

JAMES LEONARD CHANDLER

LOUISE PEARL CHANDLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES LEONARD CHANDLER, and wife, LOUISE PEARL CHANDLER, the within named 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.

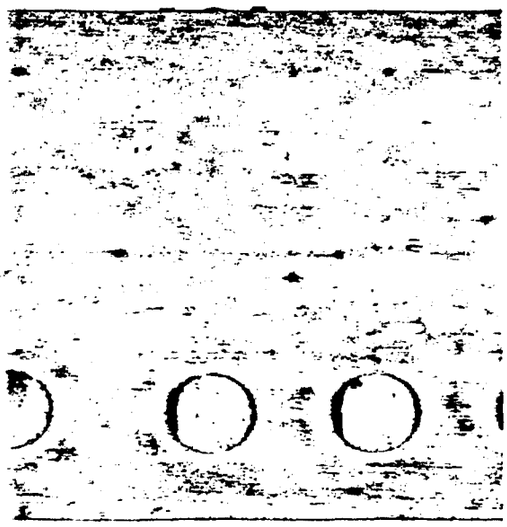
WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of January, 1996.

Notary Public

My Commission Expires:

11-22-97

5583 01/19 0101 03C:ECK 1574.00



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

RECEIVED OF _____

FOR _____

BOOK 9914 PG 242

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



DAMT
450000.00
CON TX 1665.00
PRFEE 1.00
WDEED 8.00
TOTAL 1674.00
CHECK 1674.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0139736
IDENTIF. & REFERENCE

96 JAN 10 PM 3:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 994897