WARRANTY DEED

BOOK 9960 PG 827

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,171.00

James A. McCroskey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 19 96

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. MCCROSKEY (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	91-15-21
3376 HILLSBORO PIKE (ADDRESS)	214 OVERLOOK COURT, #150 (ADDRESS)	12W-07466
NASHVILLE, TN 37215 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, REHAB-IT, LLC, A TENNESSEE LIMITED LIABILITY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. MCCROSKEY, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in DAVIDSON County, Tennessee, being the northerly 55 feet of the southerly 135 feet of the westerly 150 feet of Block No. 5, on the Plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of Nashville, of record in Book 421, page 18, Register's Office for DAVIDSON County, Tennessee.

SAID part of Block 5 fronts 55 feet on the easterly margin of 54th Avenue North and extends back between parallel lines, 150 feet to a dead line in the rear.

BEING the same property conveyed to REHAB-IT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from Dana Battaglia, of record in Book 9863, page 151, Register's Office for DAVIDSON County, Tennessee, and by Quitclaim Deed from Richard Battaglia being recorded simultaneously herewith.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated February 23, 1996, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South

CONTINUED

unimproved ( )
This is improved (X) property, known as 320 54TH AVENUE NORTH, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of February, 19 96

REHAB-IT, LLC, A TENNESSEE LIMITED LIABILITY

By: Dana Battaglia Pres. Rehab-It

Jack Arnold Sec. for Rehab-It

BOOK 9960 PG 828

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared DANA BATTAGLIA and JOE ARNOLD with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the PRESIDENT and SECRETARY respectively of the REHAB-IT, LLC the within named bargainor, and corporation, and that they as such PRESIDENT and SECRETARY being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said DANA BATTAGLIA as such PRESIDENT, and attesting the same by the said JOE ARNOLD as such SECRETARY.

Witness my hand and official seal at office at NASHVILLE, TN on this the 26th day of February 1996.

My commission expires July 26, 1997

I. DYKE TATUM
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0154508
IDENTIF. → REFERENCE

96 FEB 29 AM 8:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT "A"

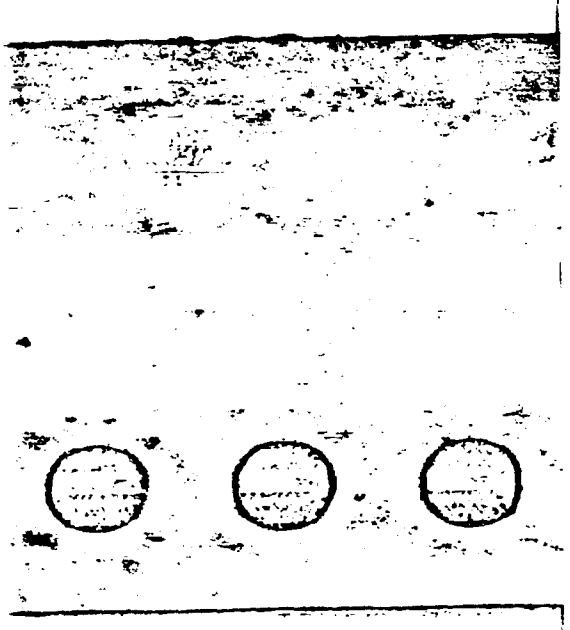
BOOK 9960 PG 829

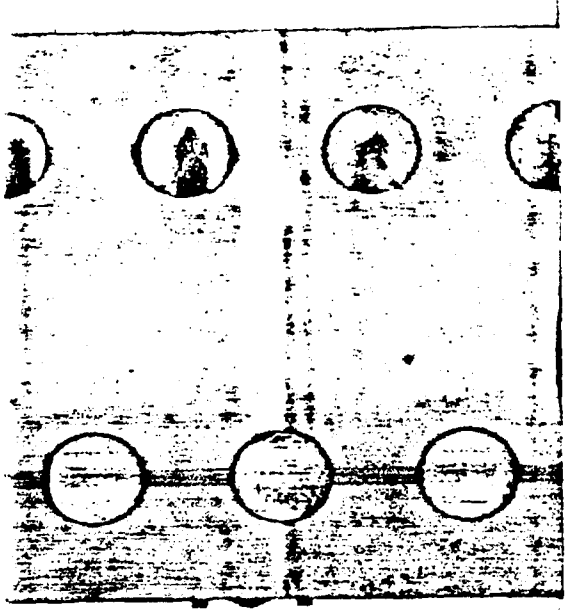
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SAID part of Block 5 fronts 55 feet on the easterly margin of 54th Avenue North and extends back between parallel lines, 150 feet to a dead line in the rear.

Being the same property conveyed to the Grantors herein by deed of even date being recorded simultaneously herewith.

2414 02/29 0101 03CHECK 454.04





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9960 PG 830

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 119171.00

CON TX	441.04
PRFEE	1.00
WDEED	12.00
TOTAL	454.04
CHECK	454.04

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2414

0154508
IDENTIF. ↑ REFERENCE

96 FEB 29 AM 8:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1010557