26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jerry Pendergrass P.O. Box 22567 Nashville, Tennessee 37202	**NEW OWNER**	**Map 093-14-0** **Parcel 214.00**

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

BOOK 10183 PG 761

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, I, James A. Crossman, married (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Jerry Pendergrass (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:

Please see attached Exhibit "A" for legal description.

Being the same property conveyed to James A. Crossman by Special Warranty Deed from Randolph M. Lagasse of record in Book 9395, Page 965, Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of James A. Crossman and never has been and is investment property owned by James A. Crossman.

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 617 & 619 Seventh Avenue South, Nashville, Tennessee 37203.

Mary B. Crossman, wife of James A. Crossman, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me this 6th day of September, 1996

Notary Public

My Commission Expires 1-24-98

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 himself, his heirs 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 6th day of September, 1996.

James A. Crossman Mary B. Crossman

James A. Crossman Mary B. 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 A. Crossman**, the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: 1-24-98

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 Mary B. Crossman, the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: 1-24-98

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Being the southerly 50 feet of the northerly 87½ feet of Lots No. 51, 52, and 53 and the southerly 50 feet of the northerly 87½ feet of the easterly 10 feet of Lot No. 54 on the Map of O. Ewing's Addition to Nashville, of record in Book 21, page 120, Register's Office for said County.

Said parts of said lots front 50 feet on the westerly side of 7th Avenue South, formerly Stevenson Avenue, and run back between parallel lines 150 feet to an alley.

Included in the above description but specifically excluded therefrom is the following described property conveyed by Morris Speer and wife, Doris Speer to Harold E. West and James B. Whitfield by quitclaim deed of record in Book 5302, page 854, said Register's Office, to wit:

Land in Davidson County, Tennessee, described as follows:

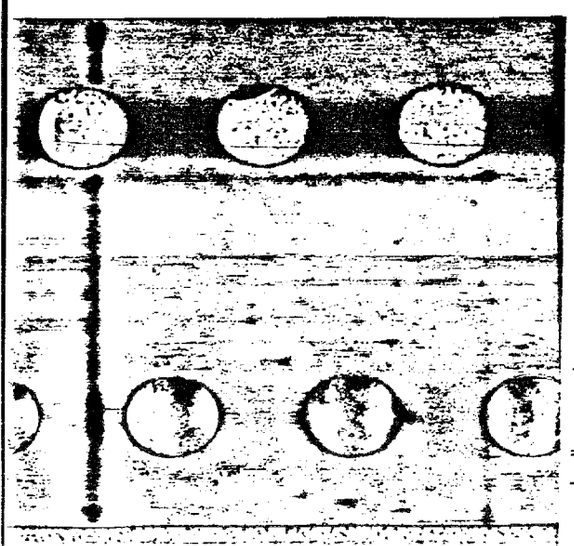
All that property lying north of a line beginning at a point 37½ feet from the northerly line of the West-Whitfield property, being the common front corner of the two tracts involved in this transaction, on the west side of Seventh Avenue, South, and extending 150 feet to a point 41 feet from the northerly line of the West-Whitfield property, it being the intent of the parties to place the line between the two lots so that the brick wall at the front, the walls of the existing buildings on the West-Whitfield property, the brick wall in the middle, and the wall of the remodeled structure, including the additions thereto, at the rear, will all be on the West-Whitfield property.

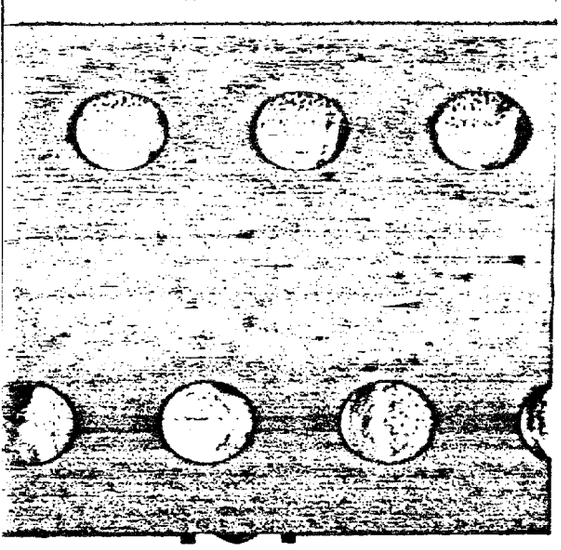
0222772
IDENTIFICATION REFERENCE

96 SEP -9 PM 1:55
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

5825 09/09/96 0101 CKCHECK 660.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10183 PG 764

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 1750.00
CON TX 647.50
PRFEE 1.00
WDEED 12.00
TOTAL 660.50
CHECK 660.50

09/09/96 01 13:59 0001 5825

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0222772
IDENTIF. & REFERENCE

96 SEP -9 PM 1:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1028309