26B

BOOK 10187 PG 941

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James A. Crossman 4420 Herbert Place Nashville, TN 37215	NEW OWNER	Map 104-06-0-A Parcel 126.00Co

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, I, John J. Wender, Jr. (The "Grantor") have bargained and sold, and by these presents do 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, being Unit No. 1109, on the Plan of Continental Condominiums of record in Plat Book 5200, pge 399, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Sarah Wender Grove and John J. Wender, Jr. by Warranty Deed from Ross I. Evans, Jr., Trustee, with full power to transfer, assign, convey, mortgage, encumber or otherwise deal with said real estate without the joinder of any beneficiary of record in Book 5889, Page 845, Register's Office for Davidson County, Tennessee.

Sarah Wender Grove died July 13, 1996 and title has vested solely in John J. Wender, Jr. as the sole surviving joint tenant.

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

This conveyance is made subject to a permanent overhang easement for the construction and maintenance of an electrical power transmission line, said right conveyed in Book 4825, page 592, said Register's Office, to all easements and setback lines as shown on the Plat of record in Book 5200, page 399, said Register's Office and to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; 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 Book 5862, page 589, said Register's Office and By-Laws of record in Book 5862, page 626, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as Unit 1109 Continental Condominiums, 3415 West End Avenue, Nashville, Tennessee 37203.

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[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $72,000.00.
[
[Affiant
[Subscribed and sworn to before me this
[6th day of September, 1996
[
[Notary Public
[My Commission Expires 1-24-97

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.

John J. Wender, Jr.

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 **John J. Wender, Jr.**, 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.

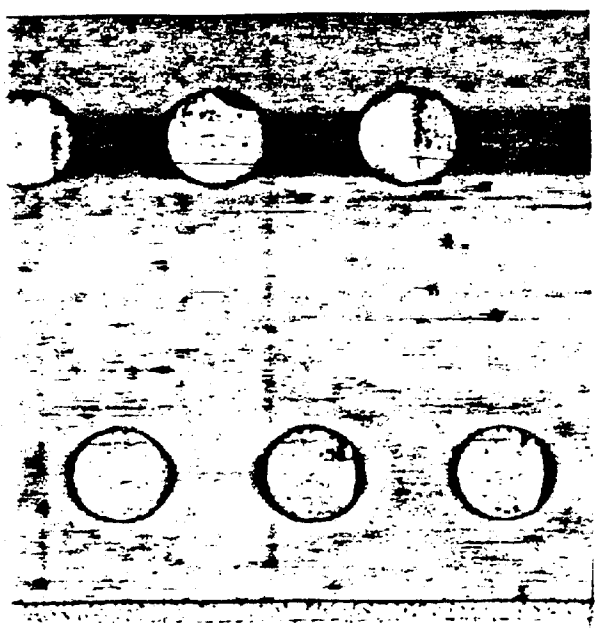
NOTARY PUBLIC

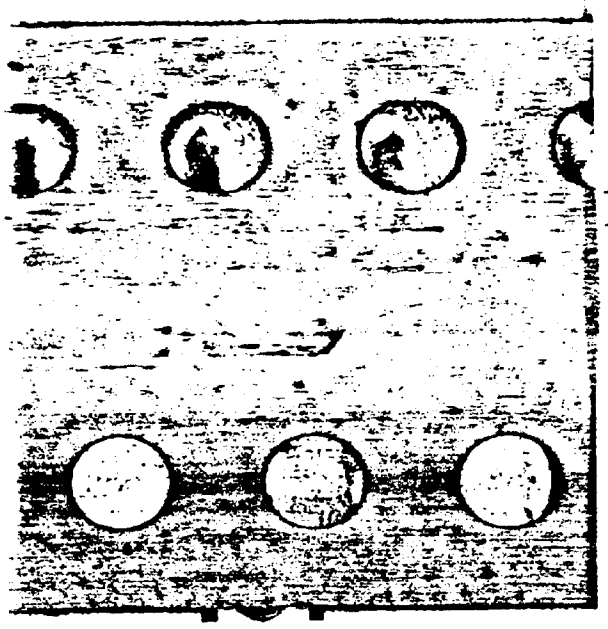
My Commission Expires: 1-24-97

0224100
IDENTIF. & REFERENCE

96 SEP 11 PM 2:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

72 09/11 0101 03CHECK 275.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

09/11/96 01 14:18 0001 7245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02241100
IDENTIF. ↑ REFERENCE

96 SEP 11 PM 2:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1029710