BOOK 10237 PG 217

26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
HARVEY GUYTON VAN	LEADER FEDERAL BANK	Map 104-11A
DELL and CATHERINE	P.O. BOX 1860	Parcel 29CO
RON MANN	Memphis, TN 38101	
2134 Fairfax Avenue		
Nashville, TN 37212		

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 (This instrument prepared from information furnished by parties.)

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, we, James Alvin Crossman and wife, Mary B. Crossman, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Harvey Guyton Van Dell, unmarried, and Catherine Ron Mann, unmarried, as Tenants in Common With Right of Survivorship (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-13 on the Plan of The Villager West Condominium Apartments, of record in Book 5210, page 174, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Alvin Crossman and wife, Mary E. Crossman by Warranty Deed from Virginia Ann Lowe (now Robinson) of record in Book 6919, page 399, said Register's Office for Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of trust to Leader Federal Savings and Loan Association of record in Book 5948, page 423, Register's Office for Davidson County, Tennessee, and also that the account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $30,300.00.

Affiant

Subscribed and sworn to before me this 25th day of July, 1991.

Notary Public

My Commission Expires 2-21-95

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25th day of July, 1991.

James Alvin Crossman
JAMES ALVIN CROSSMAN

Mary B. 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 Alvin Crossman and wife, Mary B. Crossman, the 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 25th day of July, 1991.

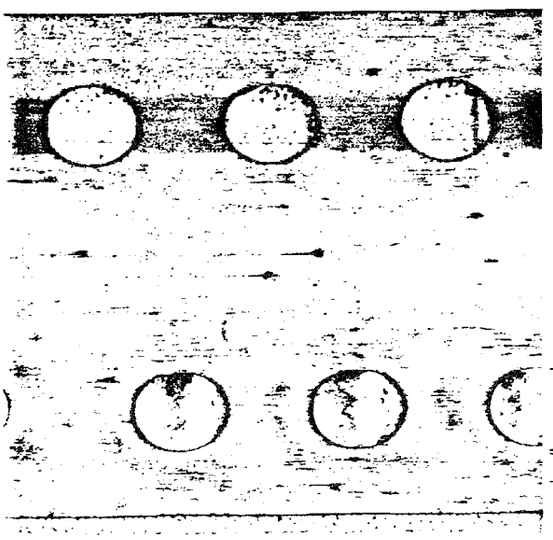
NOTARY PUBLIC

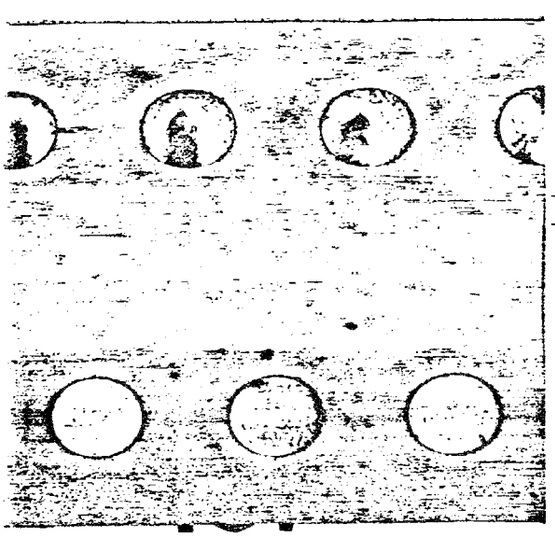
My Commission Expires: 2-21-95

024.0004
IDENTIFICATION REFERENCE

96 OCT 25 AM 11:10
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4213 10/25 0101 CKCHECK 121.11





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10237 PG 219

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
			CHK:	30500.00
			DON TX	112.11
			PRFEE	1.00
			WDEED	8.00
			TOTAL	121.11
			CHECK	121.11
		10/25/96	01	11:12 0001 4218

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0240004 IDENTIF. ↑ REFERENCE

96 OCT 25 AM 11:12

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

№ 1081192

No [redacted]