BOOK 10377 PG 873

0282019
IDENTIF. ↑ REFERENCE
PICK-UP

97 MAR 12 PM 1:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Tu-Juana B. Crowe 96 Pacific Court Antioch, TN 37013	James A. Crossman 4420 Herbert Place Nashville, TN 37215	Map No. 59-14 Parcel No. 202

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JAMES ALVIN CROSSMAN and wife, MARY L. CROSSMAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TU-JUANA B. CROWE, hereinafter called the Grantee, her heirs and assigns, a certain parcel of land described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Blackman's Commercial Development, as of record in Book 3842, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being part of the same property conveyed to James Alvin Crossman and H. Frederick Humbracht, Jr. by Limited Warranty Deed from Commerce Union Bank, of record in Book 5693, page 191, said Register's Office. The said H. Frederick Humbracht, Jr. conveyed his interest in the property to James Alvin Crossman and wife, Mary L. Crossman by deed of record in Book 7393, page 707, said Register's Office. The said James Alvin Crossman conveyed his interest in the property to James Alvin Crossman and wife, Mary L. Crossman by deed of record in Book 8044, page 250, said Register's Office.

This is improved property commonly known as 3620 Buena Vista Pike, Nashville, Tennessee 37218.

The property herein conveyed is subject to, and the beneficiary of, the ingress and egress easements created in the deed of record in Book 8044, page 255, said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantors do covenant with Grantee 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 otherwise set out herein; Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee,

her heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS our hands this 28th day of February, 1997.

GRANTORS:

James Alvin Crossman
JAMES ALVIN CROSSMAN

Mary L Crossman
MARY L. CROSSMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Alvin Crossman and Mary L. Crossman, 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 Warranty Deed for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 1997.

J.B. Murphy
NOTARY PUBLIC

My Commission Expires: 11-23-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

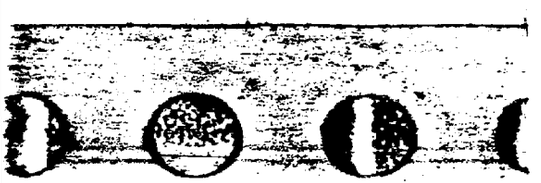
James A Crossman
Affiant

Subscribed and sworn to before me this 28th day of February, 1997.

J.B. Murphy
Notary Public

My Commission Expires: 11-23-97

6012.00 0101 03CHECK 601.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

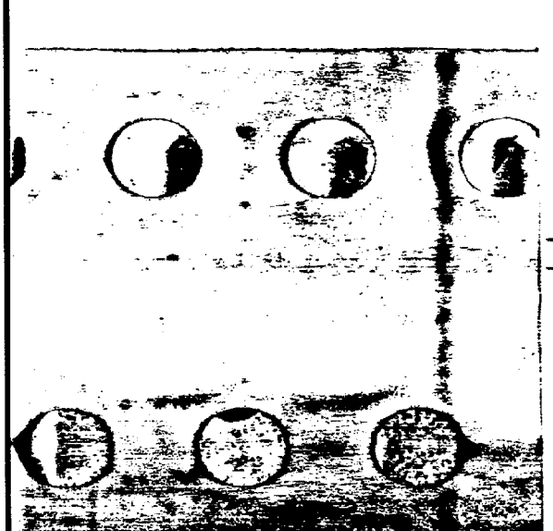
FOR _____

BOOK 10377 PG 875



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 160000.00
CON TX 592.00
PRFEE 1.00
WDEED 8.00
TOTAL 601.00
CHECK 601.00

03/12/97 01 11:42 0001 6013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0282019
IDENTIF. ↑ REFERENCE

97 MAR 12 PM 1:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1126373