LIMITED

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

First Title & Escrow Co., Inc.
Box #9B
#14544

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 10412 PG 898

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES ALVIN CROSSMAN	NEW OWNER	104-6-A
(NAME)	(NAME)	
4420 Herbert Place		115
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215-4544		26W9727
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, BOATMEN'S BANK OF TENNESSEE, SUCCESSOR TRUSTEE UNDER AGREEMENT WITH ELLEN F. STEMPFEL, DATED 4/20/67 HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES ALVIN CROSSMAN AND WIFE, MARY C. CROSSMAN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 1012 on the Plan of Continental Condominium of record in Plat Book 5200, pages 399 thru 401, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Continental Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 5862, page 589, amended in Book 6135, page 788, Book 6435, page 549 and Book 7475, page 137, said Register's Office.

Being the same property conveyed to Boatmen's Bank of Tennessee, Successor Trustee Under Agreement with Ellen H. Stempfel, dated April 20, 1967 by deed from Jane Alexander, married of record in Book 9598, page 809, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5862, page 589, amended in Book 6135, page 788, Book 6435, page 549, and Book 7475, page 137; (3) Easements of record in Book 4825, page 592; (4) Resolutions of record in Book 7461, page 217; and (5) All matters appearing on the Plan of record in Plat Book 5200, pages 399 thru 401, said Register's Office.

7991 04/10 0101 03CHECK 351.25

*claiming by, thru or under the Grantor but not further or otherwise

This is unimproved ( ) improved (XX) property, known as 3415 West End Avenue #1012, Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation has caused its name to be signed hereto by its duly authorized officer) on this 3rd day of April, 19 97.

BOATMEN'S BANK OF TENNESSEE, SUCCESSOR TRUSTEE
By: ~~JACKIE A. SCHMITZ, REAL ESTATE OFFICER~~ N/A

Boatmen's Bank of Tennessee, Successor Trustee of the Ellen Stempfel Trust
By: Margaret M Thomas
Margaret M. Thomas, Trust Officer

BOOK 10412 PG 899

STATE OF TENNESSEE
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 ____.

My commission expires _____ Notary Public _____

STATE OF ~~Tennessee~~ Missouri
COUNTY OF ~~Williamson~~ St. Louis

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

JACKIE AXX SCHMITZ Margaret M. Thomas

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the ~~REAL ESTATE OFFICER~~ Trust Officer of BOATMEN'S BANK OF TENNESSEE, SUCCESSOR TRUSTEE the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 3rd day of April, 19 97

DARRELL L. MUELLER
NOTARY PUBLIC — STATE OF MISSOURI
~~MY COMMISSION EXPIRES NOV. 29, 1998~~
ST. CHARLES COUNTY

My commission expires _____ Notary Public _____

DARRELL L. MUELLER

DARRELL L. MUELLER NOTARY PUBLIC STATE OF MISSOURI NOTARY SEAL ST. CHARLES COUNTY

07 MAR 10 PM 1:03

DAVIDSON COUNTY, TN

0293123

IDENTIFICATION EVIDENCE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

James Alvin Crossman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF April, 19 97

DARRELL L. MUELLER
NOTARY PUBLIC — STATE OF MISSOURI
~~MY COMMISSION EXPIRES NOV. 29, 1998~~
ST. CHARLES COUNTY
(APEX SEAL)

MY COMMISSION EXPIRES _____ Notary Public _____

DARRELL L. MUELLER

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH DAY OF APRIL, 1997

MY COMMISSION EXPIRES: 5/23/98

NOTARY PUBLIC

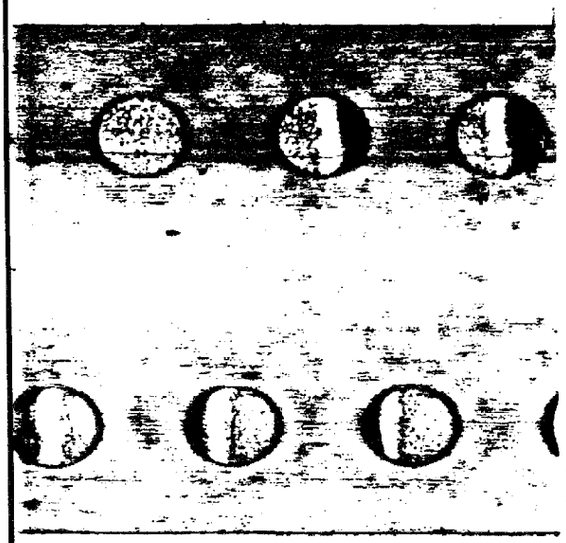
NOTARY PUBLIC LARGE DAVIDSON COUNTY

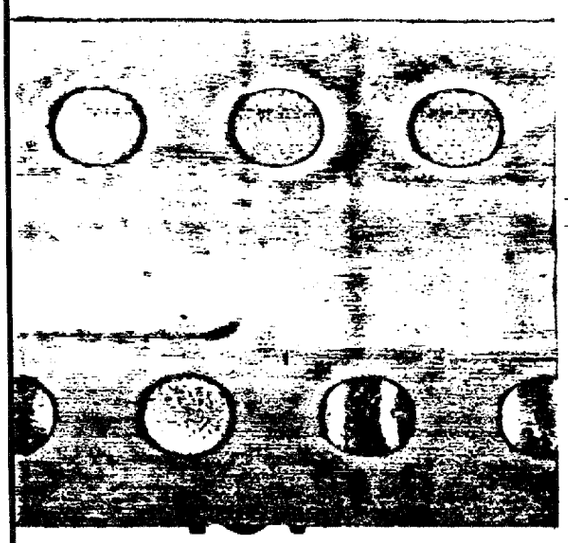
WARRANTY DEED

FROM BOATMEN'S BANK OF TENNESSEE, SUCCESSOR TRUSTEE

TO JAMES ALVIN CROSSMAN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10412 PG 900

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 92500.00	
			CON TX 342.25	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 351.25	
			CHECK 351.25	

04/10/97 01 10:35 0001 7991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0293123
IDENTIF. & REFERENCE

97 APR 10 AM 10:30
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1138210