BOOK 10897 PG 417

File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #98-4-45-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

James Alvin Crossman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES ALVIN CROSSMAN	SUNTRUST BANK, NASHVILLE, N.A.	MAP 117-14
(NAME)	(NAME)	
4420 Herbert Place	P. O. Box 305110/7th Floor	PARCEL 149
(ADDRESS)	(ADDRESS)	
Nashville Tenn 37215-4544	Nashville, TN 37230-5110	FB # 07da-48565
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, HELEN GEORGES, A WIDOW, NOW UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES ALVIN CROSSMAN, MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR 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, beginning at a point in the easterly margin of Hillsboro Road, which said point is South 38 degrees West 170 feet from an iron pin in the easterly margin of Hillsboro Road at the northwest corner of the D. L. P. Luck land; thence, South 75 degrees East 150 feet to a point; thence, South 87 degrees West 30 feet to a point; thence, South 75 degrees East 150.5 feet to a point in the easterly margin of Hillsboro Road; thence, North 38 degrees East 30 feet to the point of BEGINNING.

BEING part of the same property conveyed to Jerry P. Georges and wife, Helen M. Georges, by Deed from L.A. West and wife, Antonie T. West, of record in Book 2642, Page 433, Register's Office for Davidson County, Tennessee. The property was further conveyed to Helen Georges by Quitclaim Deed, of record in Book 4504, Page 706, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 4010 Hillsboro Pike, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 21st day of April 1998

Helen Georges

HELEN GEORGES

DCTN01WC

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 HELEN GEORGES, A WIDOW, NOW UNMARRIED

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 Brentwood, Tennessee, this 21st day of April 1998.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

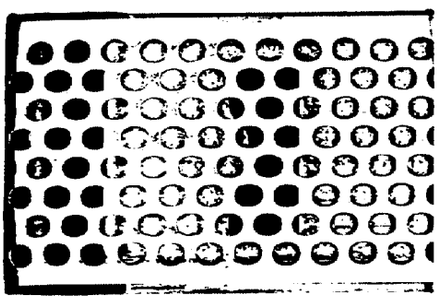
My commission expires ____

Notary Public

0428672
IDENTIF. & REFERENCE
98 APR 23 PM 1:13
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7456 04/23 0101 03CHECK 934.00

DCTN01WC



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

RECEIVED OF _____

FOR _____

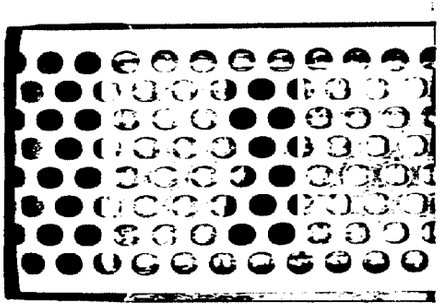
BOOK 10897 PG 419

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
250000.00
CON TX 925.00
PRFEE 1.00
WDEED 8.00
TOTAL 934.00
CHECK 934.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 7456



0428672
IDENTIF. ↑ REFERENCE

98 APR 23 PM 1:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1283579