File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 11303 PAGE 579

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#16203

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES A. CROSSMAN (NAME)	NEW OWNER (NAME)	116-13-C
4420 Herbert Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	77.00 CO
Nashville, Tennessee 37215-4544 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DZ28094

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, FRED HARVEY, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. 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 77, together with parking space No. 55 on the Plan of Belle Meade Tower of record in Plat Book 4175, page 159, 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 Belle Meade Tower, a horizontal property regime established by Master Deed and By-Laws of record in Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, pages 407 and 410, Book 4851, page 950 and Book 5046, page 828, said Register's Office.

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This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, page 407 and 419, Book 4851, page 950, Book 5046, page 829; (3) Easements of record in Book 3839, page 983, Book 4790, page 319, and in Book 4925, page 594, Book 1207, page 547, Bppl 3183, page 201, Book 4355, page 696, Book 6701, page 203, Book 9351, page 933; and (4) All matters appearing on the Plan of record in Plat Book 4175, page 159, said Register's Office.

**

Being the same property conveyed to Fred Harvey, Jr. and Greenfield Pitts by deed from Evans-Cain Company, a partnership composed of Ross Evans, Jr. and John E. Cain, III of record in Book 4487, page 128, Register's Office for Davidson County, Tennessee. The said Greenfield Pitts has since died leaving a Will of record in Will Book 181, page 372, Probate Court for Davidson County, Tennessee. Martha W. Pitts and Fred Harvey, Jr., Executors of the Estate of Greenfield Pitts have conveyed Greenfield Pitts' 1/2 undivided interest in said property to Martha W. Pitts and Wachovia Bank of Georgia, N.A., Trustees of the Marital Trust established by said Will by Executor's quitclaim deed of record in Book 9203, page 379, Register's Office for Davidson County, Tennessee. Wachovia Bank of Georgia, N.A. having changed its name to Wachovia Bank, N.A., and the said Martha W. Pitts having since resigned as Trustee.

unimproved ( )
This is improved (XX) property, known as 105 Leake Avenue #77, Nashville, Tennessee 37205

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 15th day of January, 19 99

Fred Harvey Jr.
FRED HARVEY, JR.

LEGIBILITY OF PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRED HARVEY, JR.

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

Witness my hand at office, this 15th day of January, 19 99.

My commission expires 9-29-2001 Notary Public

STATE OF _____
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, and who further acknowledged that _____ is the _____ of _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

99 JAN 20 AM 10:33
REGISTER
DAVIDSON COUNTY, TN.

0538652

IDENTIF. A REFERENCE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 1999

MY COMMISSION EXPIRES: 7/18/99
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

FRED HARVEY, JR. AND WACHOVIA BANK, N.A., TRUSTEE OF THE MARITAL TRUST ESTABLISHED BY THE LAST WILL AND TESTAMENT OF GREENFIELD PITTS

TO

JAMES A. CROSSMAN

4775 01/20 0101 02CHECK 22

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

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0538652

IDENTIF. & REFERENCE

99 JAN 20 AM 10:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MEMO
TYPING OR
DOCUMENT
WHEN RECEIVED

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CAMT	57500.00
CON TX	212.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	223.75
CHECK	223.75

01/20/99 01 10:32 0001 4775

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414202