File in Box 19 B

WARRANTY DEED

STATE OF TENNESSEE #99-2-14-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February 19 99

Notary Public

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

SCOTT D WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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
MICHAEL D. SHMERLING	"NEW OWNER"	MAP 092-12
(NAME)	(NAME)	
1900 Church St., Ste. 400		PARCEL 381
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		FB #09W-05010
(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, JAMES ALVIN CROSSMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL D. SHMERLING & CO., L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY

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, being Lot No. 99 on the Plan of John Boyd Home Place in the City of Nashville, of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee, and being further described according to a Survey by Phillip E. Holmes, Jr., Tennessee Registered Land Surveyor, No. 1728, dated January 7, 1999, as follows:

BEGINNING at an iron pin on the southerly margin of Church Street, 50 feet from the westerly margin of Eighteenth Avenue North; thence, leaving said margin of Church Street, South 24 degrees 45 minutes 52 seconds East, 172.54 feet to a P.K. nail in the northerly margin of an alley; thence, with said margin of the alley, South 65 degrees 13 minutes 06 seconds West, 50.00 feet to a P.K. nail; thence, leaving said alley, North 24 degrees 45 minutes 52 seconds West, 172.50 feet to the southerly margin of Church Street; thence, with said margin of Church Street, North 65 degrees 10 minutes 45 seconds East, 50.00 feet to the point of BEGINNING.

BEING part of the same property conveyed to James A. Crossman and Frank A. Wilk, Jr., by Deed from Mary Potts Anderson, an unmarried person, of record in

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unimproved ( )
This is improved (X) property, known as 1803 Church Street, Nashville, TN 37203
(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 9th day of February 1999

JAMES ALVIN CROSSMAN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

DCTN01WC

Legal Continued from Page 1

Book 5339, Page 756, Register's Office for Davidson County, Tennessee. The property was further conveyed to James Alvin Crossman, by Quitclaim Deed from Frank A. Wilk, Jr., of record in Book 9829, Page 189, said Register's Office.

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.

THIS property is Commercial and IS NOT now nor ever has been the principal place of residence of the Grantor herein.

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, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of February, 1999.

My Commission Expires: 7/24/99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0548092

IDENTIF. ↑ REFERENC

99FEB 11 PM 1:22

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

00-698 02/11 0101 CASHIER 1084

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11337 PAGE 660

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

0548092

IDENTIF. & REFERENCE

99FEB 11 PM 1:22

REGISTER
DAVIDSON COUNTY, TN.

CAMT
240000.00
CON TX 888.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 899.00
CHECK 899.00

02/11/99 01 13:21 0001 4887

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1424161