BOOK 11425 PG 513

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| CES & Associates, Inc. | New Owner | |
| 3518 West Hamilton Road | | Map 69-4 |
| Nashville, TN 37218 | | Parcel 88 |

This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

9339 26B

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, James Alvin Crossman and wife, Mary B. Crossman (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto CES & Associates, Inc., a Tennessee Corporation, (The "Grantee"), its successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

0500 04/09 0101 03CHECK 2416.00

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hamilton Park, Section 1, as of record 4595, page 12, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Clarksville Highway, said point being the northwest corner of property conveyed to Mobil Oil Corporation, by deed of record in Book 4592, page 449, Register's Office for said County; thence along Mobile Oil Corporation northerly line, south 81 degrees 15' east 150 feet to a concrete monument, Mobil's northeast corner; thence along Mobil's easterly line south 05 degrees 31' 26" east 137.40 feet to a concrete monument in the northerly margin of West Hamilton Road; thence with same north 84 degrees 28' 34" east 613.74 feet to a concrete monument; thence leaving said road north 23 degrees 46' 8" west 363.29 feet to a concrete monument thence; north 81 degrees 15' west 328.13 feet to a concrete monument; thence south 08 degrees 45' west 124.80 feet to a concrete monument; thence north 81 degrees 15' west 255 feet to a concrete monument in the easterly margin of Clarksville Highway; thence with same south 08 degrees 45' east 200 feet to the point of beginning.

Being the same property conveyed to James Alvin Crossman and wife, Mary B. Crossman by Warranty Deed from West Hamilton Center, a joint venture of record in Book 5055, page 85, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 1999 and subsequent years.
2. Plan of record in Plat Book 4595, page 12, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3510-40 West Hamilton Road, Nashville, Tennessee 37218.

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**[STATE OF TENNESSEE)**
**[COUNTY OF DAVIDSON**

**The actual consideration or value, whichever is greater for this transfer is $650,000.00.**

**Affiant**

**Subscribed and sworn to before me this 31st day of March, 1999.**

**Notary Public**

**My Commission Expires:** 8/23/2000

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever. And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of March, 1999.

**James Alvin Crossman**

**Mary B. Crossman**

99 APR -9 AM 10:54
05723350

**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 and wife, Mary B. Crossman**, the 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 instrument for the purposes therein contained.

**WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of March, 1999.**

NOTARY PUBLIC

**My Commission Expires:** 8/23/2000

# 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 |

BOOK 11425 PG. 505

05723501 99 APR -9 AM 10:53

CAMT
650000.00
CON TX 2405.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 2416.00
CHECK 2416.00

04/09/99 01 10:55 0001 0500

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

**No.** 1449495