ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Johnny Benton Boyd	New Owner	
700 Hadley Avenue		Map 44-15
Nashville, TN 37138		Parcel 433

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

9390 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, I, James Alvin Crossman, a married person (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Johnny Benton Boyd (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin on the southerly margin of Donelson Avenue, 405.4 feet east, more or less, of the intersection of Donelson Avenue with Elliston Avenue; thence along the southerly margin of Donelson Avenue, south 89 degrees 19' east 90.57 feet to an iron pin; thence along a curve to the right having a radius of 60.0 feet, 94.14 feet to an iron pin in the westerly margin of Hadley Avenue, said curve also representing the intersection of Donelson Avenue and Hadley Avenue; thence along the westerly margin of Hadley Avenue, South 00 degrees 35' west 68.36 feet to an iron pin; thence leaving the margin of Hadley Avenue, north 89 degrees 29' west 149.94 feet to an ion pin; thence north 00 degrees 21' east 128. 67 feet to an ion pin, being the point of beginning, and containing 0.425 acres and described according to a survey by Michael V. Holmes and Associates, Inc., dated October 29, 1979.

Being the same property conveyed to James A. Crossman by Warranty Deed from Kimbro Oil Company of record in Book 9855, page 821, said Register's Office for Davidson County, Tennessee.

The above described real property is not he homestead of James A. Crossman and never has been and is investment property owned by James A. Crossman.

05815532
RECEIVED FOR REFERENCE
99 MAY -3 AM 11:10
DAVIDSON COUNTY, TN

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

This is improved property commonly known as 700 Hadley Avenue, Nashville, Tennessee 37138.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for [this transfer is $60,000.00.

Affiant

[Subscribed and sworn to before me this [28th day of April, 1999.

Notary Public

[My Commission Expires: 9/23/2002

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, his heirs and assigns, forever. And Grantors do covenant with the said Grantee that the Grantor is 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 Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of April, 1999.

James A. Crossman

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 A. 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 28tht day of April, 1999.

NOTARY PUBLIC

My Commission Expires: 5/20/2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11457 PG. 985

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

05815 32

IDENTIFICATION

99 MAY -3 AM 11:10

REGISTER'S OFFICE
DAVIDSON CO., TN.

[illegible] 20000.00
[illegible] 222.00
[illegible] 1.00
[illegible] 12.00
[illegible] 2.00
TOTAL 237.00
CHECK 237.00

[illegible] 01 17:13 0001 0313

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455008