ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James A. Crossman	New Owner	
4420 Herbert Place		Map 93-6-4
Nashville, TN 37215		Parcel 27.00

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

9459 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, 301 Broadway, Inc., a Tennessee Corporation (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto James A. Crossman, married (the "Grantee"), Grantee's successors 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, being on the southwest corner of Broad Street (Broadway) and Third Avenue South and described according to a survey made by Miller/Wihry, Inc. dated March 28, 1984, as follows:

Beginning at a point in the westerly right-of-way of Third Avenue South (being 24.5 feet from the center line of said street) at its intersection with the southerly right-of-way of Broadway (52 feet from the center lien of said street); thence South 40 degrees 20' 10" East 51.62 feet to a point; thence South 49 degrees 39' 50" West 41.00 feet to the center of a party wall; thence with the center line of said party wall North 40 degrees 20' 10" West 51.70 feet to a point in the southerly right-of-way of Broadway; thence North 49 degrees 46' 47" East 41.00 feet to the point of beginning.

Being the same property conveyed to 301 Broadway, Inc., a Tennessee Corporation by Warranty Deed from Edward R. Stolman and wife, Carolyn Stolman of record in Book 8255, page 449, said Register's Office for Davidson County, Tennessee.

This description was 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. Easement for Party Walls of record in Book 871, page 288, said Register's Office for Davidson County, Tennessee.
3. The deed from First American National Bank of Nashville to 301 Broadway Partnership of record in Book 5427, page 616, contains the following: Grantor retains for itself, its successors and assigns, the absolute right, at its own expense, to remove, obliterate, or cover the words "The American National Bank" where the same appears etched in stone across the top front of the building located on said land.
4. Lease Agreement dated November 1, 1997, between 301 Broadway, Inc., as landlord, and Ferguson, Smith Architects, Inc., as tenants.
5. Deed of Trust executed by 301 Broadway, Inc. to FMLS, Inc., Trustee for AmSouth Bank of record in Book 10810, page 40, said Register's Office for Davidson County, Tennessee which Grantee hereby agrees to assume and pay.

This is improved property commonly known as 301 Broadway, Nashville, Tennessee 37201.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)

[The actual consideration or value, whichever is greater for
[this transfer is $402,000.00.

James A Crossman
Affiant

[Subscribed and sworn to before me this
[9th day of June, 1999.

Joseph K. Ferrell
Notary Public

[My Commission Expires 9/23/2000

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, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors 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 9th day of June, 1999.

301 Broadway Inc., a Tennessee Corporation

by: _____
Ben Willingham, III, President

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 **Ben Willingham, III**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he as President of 301 Broadway Inc., a Tennessee Corporation executed the within instrument as President for 301 Broadway Inc., a Tennessee Corporation for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of June, 1999.

Joseph K. Ferrell
NOTARY PUBLIC

My Commission Expires: 9/23/2000

97% 06/15 0101 03CHECK 1498-40

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99 JUN 15 AM 9:16

ILL CONNELL REGISTER
DAVIDSON COUNTY, TN.

0599865

MEMO & REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11527 PG. 857

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

0599865

REFERENCE

99 JUN 15 AM 9:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			402000.00
		CON TX	1487.40
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	1498.40
		CHECK	1498.40
06/15/99	01	09:19	0001 9796

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474210