[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[James A. Crossman	[New Owners	[
[Brian M. Jernigan	[	[Map 83-5
[4420 Herbert Place	[	[Parcel 182
[Nashville, TN 37215	[	[

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

[26b 9722

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, Earl Scheib Realty Corporation, a California Corporation (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto James A. Crossman, a married person and Brian M. Jernigan, (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being a portion of Lots 4 & 5 on the Map of Cobb's Subdivision of the R. K. Brown property, as of record Book 332, page 144, Register's Office for Davidson County, Tennessee, being more particulary described as follows:

Beginning at a steel pipe at the intersection of the easterly margin of Gallatin Road and the southerly margin of Petway Avenue; thence, with the southerly margin of Petway Avenue, North 82 degrees 59' 19" East, 92.61 feet to an iron pin; thence, leaving said margin South 03 degrees 18' 41" East, 100.00 feet to a steel pipe; thence, South 82 degrees 57' 55" West, 92.02 feet to a P.K. nail on the easterly margin of Gallatin Road; thence, with said margin of Gallatin Road, North 03 degrees 38' 53" West, 100.00 feet to the point of beginning, containing 9213.746 square feet or 0.212 acres, according to a survey prepared by Phillip E. Holmes, Jr., RLS #1728 dated October 28, 1999.

Being the same property conveyed to Earl Scheib Realty Corporation by Warranty Deed from First American National Bank of Nashville of record in Book 4633, page 301, 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 2000 and subsequent years.
2. Plan of record in Plat Book 332, page 144, said Register's Office for Davidson County, Tennessee.
3. Contract (Sanitary Sewer) of record in Book 4281, page 348, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 811 Gallatin Road, Nashville, Tennessee 37206.

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

RECEIVED
2000 NOV 11 PM 2:21
CROSS REFERENCE

0656516

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $77,000.00.
[
[

James A Grossman
Affiant

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

Notary Public

[My Commission Expires: 2-19-2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees 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 itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their 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 November, 1999.

Earl Scheib Realty Corporation

by: VP

STATE OF CALIFORNIA}
COUNTY OF Los Angeles **}**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David I. Sinkin, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged David I Sinkin to be the Vice President of Earl Scheib Realty Corporation and that he/she as such Vice President executed the within instrument for the purposes therein contained, by signing the name of the corporation by David Sinkin as Vice President.

WITNESS my hand and official seal at ~~Nashville~~, ~~Tennessee~~, this 10th **day of November, 1999.**

Los Angeles California

NOTARY PUBLIC

My Commission Expires: 10/9/01

KATHLEEN M. PICKERING
Commission # 1158067
Notary Public - California
Los Angeles County

2 374 JIM OLOI OCHECK 295.90

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11739 PAGE 979

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

0656516

REFERENCE

99 NOV 11 PM 2:21

CAMT	77000.00
CON TX	284.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	295.90
CHECK	295.90

11/11/99 01 14:22 0001 0374

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1538074