Instr:200001050001319 Page: 1 OF 2
REC'D FOR REC 01/05/2000 10:20:37AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $222.00

BOX 44

THIS INSTRUMENT PREPARED BY:
Kathryn Pennington
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Mark W. Myers
Affiant

Subscribed and sworn to before me, this 4th day of January, 2000.

Notary Public

My Commission Expires: 5/12/2002

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Trevecca Nazarene University 333 Murfreesboro Road Nashville, TN 37210	SAME	Map 106-05-0-013.00 6DA 03175

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY O. CROSSMAN, as surviving tenant by the entirety, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TREVECCA NAZARENE UNIVERSITY**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 90 in the J. M. Eatherly Resubdivision of the lands of John Woodard, deceased, of record in Book 332, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 90 fronts 50 feet on the westerly side of Jerome Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to James W. Crossman and wife, Mary O. Crossman, by deed from W. G. Cass and wife, Mary Frances Cass, of record in Book 2299, page 298, Register's Office for Davidson County, Tennessee; the said James W. Crossman having since died.

TRACT II:
All that portion of the east ½ of alley No. 2077 as said alley is shown on the Plan of the J. M. Eatherly Resubdivision of the Lands of John Woodard, deceased, as of record in Book 332, page 39, Register's Office for Davidson County, Tennessee, lying between the direct extensions westerly on the northern and southern lines of the parcel of land described as Lot 90 herein, as closed by Bill No. 75-1222.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 332 , page 39, Register's Office for said County.

This is improved property known as 83 Nance Lane, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 4th day of ~~November~~ WRC January, 2000.

Mary O. Crossman
Mary O. Crossman

By: Wanda Ruth Conley attorney in fact
Wanda Ruth Conley, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WANDA RUTH CONLEY**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 4th day of January, 2000.

Notary Public

My Commission Expires: 5/26/2002

KATHRYN H. PENNINGTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.