Davidson County DEEDWARR
Recvd: 06/05/01 19:03 3pgs
Fees:15.00 Taxes:92.50
20010605-0058856

26B

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Joe Garza	[New Owner	[Part of]
[127 Eagon Circle	[	[Map 51-08]
[Madison, TN 37115	[	[Parcel 009.00]
[	[	[ ]

[This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205]
[10688]

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 L. Crossman (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Joe Garza, a married person (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:

Tract A of the Subdivision of the James and Mary Crossman property of record in Instrument No. 2001051080047136, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description hereof.

Being part of the same property conveyed to James Alvin Crossman and wife, Mary L. Crossman by Warranty Deed from Freda G. Moon and Mark R. Garrett of record in Book 7732, page 43, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for the year 2001 and subsequent years.
2. Plan of record in Instrument No. 200105080047136, said Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 936 Gallatin Pike South, Nashville, Tennessee.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for this transfer is $25,000.00.

Joe Garza
Affiant

[Subscribed and sworn to before me this 18th day of May, 2001.

Joseph K. Terrell
Notary Public

[My Commission Expires: 7/24/04

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, her heirs 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, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18th day of May, 2001.

James Alvin Crossman
James Alvin Crossman

Mary L. Crossman
Mary L. 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 Alvin Crossman and wife, Mary L. Crossman, the bargainor, 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 18th day of May, 2001.

Joseph K. Ferrelli
NOTARY PUBLIC

My Commission Expires: 7/24/04