Davidson County DEEDWARR
Recvd: 11/27/01 13:12 2pgs
Fees:13.00 Taxes:158.41

20011127-0129176

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,814.41

Janice R Farrar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June 1993

Carter Hogan
Notary Public

MY COMMISSION EXPIRES: 7/27/96
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Edmund W. Turnley, III, 1105 16th Ave. S., Nashville, Tn. 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Janice R. Farrar (NAME) | Same (NAME) | 104 16 OH |
| 3415 West End Ave 1106 (ADDRESS) | (ADDRESS) | 123.00 CO |
| Nashville TN 37203 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James Alvin Crossman and wife Mary B. Crossman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice R. Farrar

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1106, on the Plan of Continental Condominiums, of record in Plat Book 5200, page 399,as amended in Book 6135, page 788, and Book 6435, page 549, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Alvin Crossman and wife Mary B. Crossman by deed from William J. Hurt, Trustee as of record in Book 6703, page 429, said Register's Office.

This conveyance is made subject to a permanent overhang easement for the construction and maintenance of an electrical power transmission line, said right conveyed in Book 4825, page 592, said Register's Office, to all easements and setback lines as shown on the Plat of record in Book 5200, page 399, as amended in Book 6135, page 788, said Register's Office, and all provisions of the Tennessee "Horizontal Property Act" as same is set out in Sec. 66-27-101 et seq. and is subject to the By-Laws for the administration thereof; also subject to easements and to utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and including all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Continental Condominiums of record in Book 5862, page 589, Register's Office for Davidson County Tennessee and By-Laws of record in Book 5862, page 626, said Register's Office.

unimproved ( )
This is improved ( X ) property, known as 3415 West End Ave. #1106 Nashville 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of May, 1993

James Alvin Crossman
James Alvin Crossman

Mary B. Crossman
Mary B. Crossman

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Jami McDaniel, a Notary Public in and for said County and State, the within named James Allen Crossman and Mary B. Crossman

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Davidson County, Nashville, Tennessee, this 28th day of May, 19 93.

Commission expires ____

Jami McDaniel
Notary Public

My Commission Expires SEPT. 16, 1995

STATE OF TENNESSEE
COUNTY OF

Before me, ____, a Notary Public within and for the State and County aforesaid, personally appeared ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

Notary Public



WARRANTY DEED

FROM

TO

RETURN TO: