Davidson County DEEDWARR
Recvd: 05/15/02 15:50 3pgs
Fees:18.00 Taxes:332.63
20020515-0059902

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
Adalbert M. Schmidt **3415 West End Ave., #709** **Nashville, Tennessee 37203**	SAME	**Map 104-06-0-A** **Parcel 070.00 CO**

This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 **26b**

10869

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, I, William Christian Crossman, an unmarried person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Adalbert Schmidt, a married man (The "Grantee"), her heirs 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 Unit 709 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 and Book 6900, page 43, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to William Christian Crossman, a single person by Quitclaim Deed from James A. Crossman, married of record in Instrument Number 20001207-0120409, 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 2002 and subsequent years.
2. Any and all easements, Bylaws and Master Deed of record and it is subject to provisions of the Tennessee Horizontal Property Act.

This is improved property commonly known as 3415 West End Avenue, Unit 709, Nashville, Tennessee 37203.

This instrument is being executed in behalf of William Christian Crossman pursuant to a Power of Attorney executed by him and being filed for record simultaneously herewith.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $89,900.00.
[

Affiant

[Subscribed and sworn to before me this
[9th day of May, 2002.
[

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, his heirs and assigns, forever. And Grantor does covenant with the said Grantee 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 himself, his heirs 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 May, 2001.

William Christian Crossman

William Christian Crossman
by: James A. Crossman, Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 9th day of May, 2002, before me personally appeared James A. Crossman, to me known to be the person who and who acknowledged that he executed the within instrument on behalf of William Christian Crossman and who acknowledged that he executed the same as the free act and deed of the said William Christian Crossman.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of May, 2002.

NOTARY PUBLIC

My Commission Expires: 7/24/[illegible]