[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
		26b
Matthew A. Leavitt	New Owner	Map 104-06-0
7306 South Harpeth Road		Parcel A03.600CO
Franklin, TN 37064		

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

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, **James A. Crossman, a married person**(The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Matthew A. Leavitt and wife, Michelle M. Leavitt** (The "Grantees"), their heirs and assigns 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 412, Continental Condominiums of record in Plat Book 5200, page 399, as amended in Book 6135, page 788, 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 James A. Crossman by Warranty Deed from Terry B. Martin, unmarried of record in Book 10596, page 250, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3415 West End Avenue, Unit 412 , Nashville, Tennessee 37215.

The above described real property is not the homestead of James A. Crossman and never has been and is investment property owned by James A. Crossman.

This description is the same as was used in the last deed of record.

Davidson County DEEDWARR
Recvd: 06/19/02 09:40 3pgs
Fees:18.00 Taxes:462.50
20020619-0073998

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Certificate for Resolution of record in Book 7461, page 217, said Register's Office for Davidson County, Tennessee.
3. Matters shown on the Plan of record in Book 5200, page (s) 399, as amended in Book 6135, page 788, Book 6435, page 549, and Book 6900, page 43, said Register's Office.
4. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations 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 the By-Laws of record in Book 5862, page 626, Book 6135, page 788 and Book 6435, page 549, said Register's Office.
5. 3415 West End, Inc. granted to State of Tennessee, for the benefit of the Department of Transportation, a permanent overhang easement for the construction and maintenance of an electrical power transmission line, said right having been conveyed in an instrument dated June 3, 1974, of record in Book 4825, page 592, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me this 18th day of June, 2002.

Notary Public

My Commission Expires: 08/28/03

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 herein above.

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 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 18th day of June, 2002.

James A. 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 A. Crossman**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of **June**, 2002.

Barbara Kenner
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 05/28/03