WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/02 09:29 2pgs
Fees:13.00 Taxes:3700.00
20021218-0155938

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN.
My Commission Expires APRIL 29, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 4-28-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Crossman	(owner)	Map 51-8/Parcel 53.00
(NAME)	(NAME)	
4420 Herbert Pl.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(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, Heather Elizabeth Coarsey, now being Heather Elizabeth Coarsey Robertson and Peggy A. Akin, Co-Successor Trustees of The Erminia Coarsey Revocable Living Trust Agreement a/k/a The Coarsey Revocable Living Trust Agreement dated July 14, 1999, as amended October 18, 1999 and on August 25, 2000, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Crossman, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

COARSEY CENTER – Gallatin Road – Map 51-8 Parcel 53.00
Tract One:
Being part of the South part of Lot 1 on the Map of Webster's Subdivision showing a partial survey of certain lots in Montague Subdivision, as of record in Book 421, page 129, Register's Office for Davidson County, and described according to a unregistered copy of a survey by Z. J. Wilkinson, Surveyor, June 21, 1939, as follows:
Beginning at a point in the easterly margin of Gallatin Pike, 8 feet north of the common corner of Lots 1 and 2, said point being 133 feet north of the center line of Webster Street; thence with the margin of Gallatin Pike, northerly 50 feet to a point; thence easterly 170 feet to a point in the westerly line of Lot 4; thence with the line of the same southerly 50 feet to a point; thence westerly 170 feet to the beginning.

Tract Two:
Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Montague, as of record in Book 421, page 129, Register's Office for said County, and being Lot Nos. 4 and 5 in Webster's resubdivision of Lot No. 3, not of record and described according to a survey made by Z. J. Wilkinson, Surveyor, June 21, 1939, as follows:
Beginning at a point in the center of Webster Street at the southeast corner of Lot No. 3, said point being 170 feet east of the easterly margin of the Old Gallatin Pike; thence with the rear of Lot Nos. 1, 2 and 3, north 183 feet to the northeast corner of Lot No. 1; thence east along the south line of the Smith lot, 100 feet to a point in Gibson's Creek at the common corner of Lot Nos. 5 and 6; thence south with the line between Lot Nos. 5 and 6, 180 feet to the center of Webster Street; thence westerly with said street, 100 feet to the beginning.

Tract Three:
Land in Davidson County, Tennessee, being Lot No. 3 and the southerly 8 feet of Lot No. 2 on the Map of Webster's Subdivision, not of record showing the resubdivision of Lot Nos. 3, 12 and 13, on the Plan of Montague of record in Book 421, page 129, Register's Office for said County, and the property herein is a part of Lot No. 3 of the original Montague lot and described according to a copy of a plan made by Z. J. Wilkinson, Surveyor, June 21, 1939, as follows:
Beginning at a point in the easterly margin of the old right of way of Gallatin Pike 42 feet south of the common corner of Lots 1 and 2 in Webster's Resubdivision; thence along the margin of said pike southerly 83 feet to the center line of Webster Street; thence with the center of said street, easterly 170 feet to a point opposite the southwest corner of Lot 4, of said Resubdivision; thence northerly 83 feet, crossing Webster Street and along the line of Lots 3, 4 and 2 to a point which is 42 feet south of the rear corner of Lots 1 and 2; thence westerly 170 feet to the beginning.

Tract Four:
Being the west 270 feet of the north 110 feet of Lot Nos. 3 and 4 on the Map of Montague's Subdivision, of record in Book 421, page 129, Register's Office for Davidson County, Tennessee.
Said parts of said lots adjoin and front together 110 feet on the east side of Gallatin Pike, as widened, and run back between parallel lines, 270 feet to a dead line, together with that portion of a 50 foot street abandoned lying adjacent to and west of the above described property to the margin of Gallatin Pike.

Being a portion of the same property conveyed to Erminia S. Coarsey, Trustee u/a/d July 14, 1999, of The Coarsey Revocable Living Trut Agreement and any Successor in Trust by quitclaim deed of record in Instrument No. 200004270041784, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

This is improved property, known as 903 Gallatin Pike, Madison, TN 37115

(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 13th day of December, 2002.

Heather Elizabeth Coarsey Robertson, Co-Successor Trustee

Peggy A. Akin, Co-Successor Trustee

STATE OF TENNESSEE

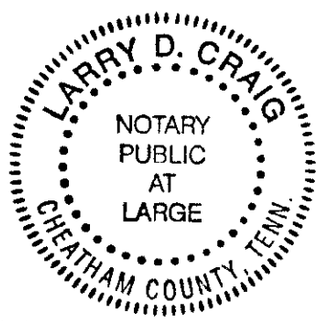
COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for the said County and State, personally appeared Heather Elizabeth Coarsey Robertson and Peggy A. Akin, Co-Successors Trustees of The Erminia Coarsey Revocable Living Trust Agreement dated July 14, 1999 as amended October 18, 1999 and on August 25, 2000, the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are authorized to execute this instrument on behalf of The Erminia Coarsey Revocable Living Trust Agreement dated July 14, 1999 as amended October 18, 1999 and on August 25, 2000, as Co-Successor Trustees.

Witness my hand and official seal this 13th day of December, 2002.

Commission expires: April 28, 2004

Larry D. Craig Notary Public



My Commission Expires APRIL 28, 2004