Davidson County DEEDWARR
Recvd: 12/22/03 15:54 3pgs
Fees:18.00 Taxes:247.90

20031222-0182024

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

James A. Crossman, et ux	New Owners	Map 60-2
4420 Herbert Place		Parcel 278
Nashville, TN 37215		11738 7a

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, **Harry Felder, Jr.** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **James A. Crossman and wife, Mary B. Crossman** (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:

See Attached Exhibit A.

Being the same property conveyed to Harry Felder Jr., unmarried, by deed of record in Book 8895, page 541, said Register's Office.

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

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Book 547, page126, said Register's Office.

This is improved property commonly known as 395 Ewing Drive, Nashville, Tennessee 37207.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $67,000.00.

James A Crossman
Affiant

Subscribed and sworn to before me this 17th day of December, 2003.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Joseph V. Ferrelli
Notary Public

My Commission Expires:_____

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 19TH day of December, 2003.

Harry Felder Jr.

Harry Felder, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Harry Felder, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19TH day of December, 2003.

Joseph V. Ferrelli

Notary Public

My Commission Expires:

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Exhibit "A" Legal Description

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of Bransford Realty Company's Subdivision of the Frank Brown Place, as of record in Book 547, page 126, Register's Office for said County, described according to a survey by Barge, Waggoner & Sumner, Engineers, December 20, 1965, revised December 29, 1965, March 16, 1966 and March 21, 1966, as follows:

BEGINNING at an iron pin in the intersection of the existing Northerly right-of-way line of Ewing Drive (a 50 foot right-of-way) and the Easterly right-of-way line of Brick Church Pike (a 60 foot right-of-way); thence with the Easterly right-of-way line of Brick Church Pike, North 1° 13' West 155.00 feet to an iron pin; thence South 89° 47' East 140.00 feet to an iron pin; thence South 1° 13' East 155.00 feet to an iron pin in the existing Northerly right-of-way line of Ewing Drive; thence with the existing Northerly right-of-way line of Ewing Drive, North 89° 47' West 140 feet to the POINT OF BEGINNING: containing 0.50 acres, more or less.