Davidson County DEEDWARR
Recvd: 04/19/04 14:28 3pgs
Fees:18.00 Taxes:1850.85
20040419-0044174

PICK UP

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

de Montbrun-Park Holdings, LLC	New Owners	Map 93-6-4
P. O. Box 867		Parcel 27.00
Cookeville, TN 38501		11824 7a

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, 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, married** The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **de Montbrun-Park Holdings, LLC, a Tennessee Limited Liability Company** (The "Grantee"), its successors 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.

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

The above described real property is not the homestead of either Mary B. Crossman, wife of James A. Crossman, or James A. Crossman and never has been. It is investment property owned by James A. Crossman and Mary B. Crossman has no legal interest in the subject property.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Easement for Party Walls of record in Book 871, page 288, said Register's Office for Davidson County, Tennessee.
3. The deed from First American National Bank of Nashville to 301 Broadway Partnership of record in Book 5427, page 616, contains the following: Grantor retains for itself, its successors and assigns, the absolute right, at its own expense, to remove, obliterate, or cover the words "The American National Bank" where the same appears etched in stone across the top front of the building located on said land.

This is improved property commonly known as 301 Broadway, Nashville, Tennessee 37203.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $500,230.00.

Linda M Parks
Affiant

Subscribed and sworn to before me this 21st day of April, 2004.

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 Grantee, its successors 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 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 Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8TH day of April, 2004.

James A. Crossman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James A. Crossman 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 8TH day of April, 2004.

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

Notary Public

My Commission Expires:_____

EXHIBIT A

Land in Davidson County, Tennessee, being on the southwest corner of Broad Street (Broadway) and Third Avenue South and described according to a survey made by Miller/Wihry, Inc., dated March 28, 1984, as follows:

Beginning at a point in the westerly right-of-way of Third Avenue South (being 24.5 feet from the center line of said street) at its intersection with the southerly right-of-way of Broadway (52 feet from the center line of said Street); thence South 40 degrees 20' 10" East 51.62 feet to a point; thence South 49 degrees 39' 50" West 41.00 feet to the center of a party wall; thence with the center line of said party wall North 40 degrees 20' 10" West 51.70 feet to a point in the southerly right-of-way of Broadway; thence North 49 degrees 46' 47" East 41.00 feet to the point of beginning.

Being the same property conveyed to James A. Crossman, married by Warranty Deed dated June 9, 1999 and of record in Book 11527, Page 855, Register's Office for Davidson County, Tennessee.