ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS.
James A. Crossman and	SAME	
Mary B. Crossman		Map 51-8
4420 Herbert Place		
Nashville, TN 37215		Parcel 53.00

This instrument prepared by: Joseph V. Ferrelli, Attorney at Law
102 Woodmont Boulevard, Suite 200, Nashville, TN 37205
Prepared from information furnished by the parties hereto.

Davidson County DEEDQC
Recvd: 07/08/04 11:29 3pgs
Fees:17.00 Taxes:0.00
20040708-0081192

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), and for the express purpose of making a reconveyance to create fee simple absolute ownership in James Alvin Crossman and Mary B. Crossman, I, James Alvin Crossman, Grantor, by these presents, do hereby Quitclaim, grant, and convey unto Joseph V. Ferrelli, Trustee, his successors and assigns, all of my right, title and interest in and to the following described tract of land in Davidson County, State of Tennessee, to-wit:

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 feet street abandoned lying adjacent to and west of the above described property to the margin of Gallatin Pike.

Being the same property conveyed to James A. Crossman, by Warranty Deed from 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, of record in Instrument Number 20021218-0155938, Register's Office for Davidson County, Tennessee.

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

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

(Subscribed and sworn to before me this 25th day of June, 2004.

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE JOSEPH V. FERRELLI

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

(My Commission Expires: _____ Notary Public

And now, I, the said Joseph V. Ferrelli, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto James Alvin Crossman and Mary B. Crossman, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25TH day of JUNE, 2004.

James A Crossman
James A. Crossman

Joseph V. Ferrelli
Joseph V. Ferrelli, Trustee

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 Joseph V. Ferrelli, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25TH day of JUNE, 2004.

CANDACE HOLLOMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Candace Holloman
Notary Public

My Commission Expires: My Commission Expires NOV. 24, 2007

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 bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25TH day of JUNE, 2004.

DAVIDSON COUNTY NOTARY PUBLIC AT LARGE TENNESSEE

Joseph V. Ferrelli
Notary Public

My Commission Expires:

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