Box 7A

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
James Alvin Crossman and wife, Mary Bell Crossman	SAME	Map 41-12
4420 Herbert Place		Parcels 16.02 and 129.00
Nashville, TN 37215		

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, **Estate of Judith Ann Smith,** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **James Alvin Crossman and wife, Mary Bell Crossman,** (The "Grantees"), their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Legal description attached hereto as Exhibit "A"

Being the same property conveyed to Judy A. Smith, by Quitclaim Deed from Fred B. Smith dated October 8, 1999, of record in Book 11702, page 401, Register's Office for Davidson County, Tennessee. The said Judy A. Smith (a/k/a Judith Ann Smith) having since died, Tim R. Rector being appointed Administrator Ad Litem in re: Judith Ann Smith, Deceased, Case Number 2004P-6 by Order dated February 6, 2004, in the Chancery (Probate) Court for Sumenr County, Tennessee.

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, Map-Par. 41-12-16.02, $2,124.29.
2. Taxes for the year 2004 and subsequent years, Map-Par. 41-12-129.00, $1,050.62.
3. Matters shown on the Plan of record in Book 2133, page(s) 125, said Register's Office.
4. Restrictive Covenants contained in instrument of record in Book 2294, page 346, as made applicable of record in Book 2298, page 109, said Register's Office.
5. Agreement of record in Book 4590, page 491, said Register's Office.

This is improved property commonly known as 3862 Dickerson Road, Nashville, Tennessee 37207.

Davidson County DEEDWARR
Recvd: 09/30/04 08:51 3pgs
Fees:18.00 Taxes:1276.50
20040930-0117621

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $345,000.00.

James Alin Grossman
Affiant

Subscribed and sworn to before me this 22ND day of September, 2004.

Joseph V. Ferrelli
Notary Public

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

My Commission Expires: 07/19/08

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 herself, her 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 ____ day of September, 2004.

ESTATE OF JUDITH ANN SMITH
By: Tim R. Rector, Administrator Ad Litem

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared Tim R. Rector, as Administrator Ad Litem for the ESTATE OF JUDITH ANN SMITH, 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 as said Administrator Ad Litem for the Estate of Judith Ann Smith for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22ND day of September, 2004.

Joseph V. Ferrelli
Notary Public

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

My Commission Expires: 07/19/08

Exhibit "A"

Tract I:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 4 of the replatting of Tract No. 7, marked reserved for Commercial, of record in Book 2133, Page 125, Register's Office for said County, being designated as Job No. 139-64, dated April 30, 1964, made by Hickerson-Hickerson, Engineers, unrecorded, as follows:

BEGINNING at a point 225.0 feet east along the northerly margin of Darbytown Drive, from the common corner in the northerly margin of Darbytown Drive of Lot No. 12 and Lot Commercial No. 7; thence along the northerly margin of Darbytown Drive, in an easterly direction a distance of 121.9 feet to a point; thence still along the northerly margin of Darbytown Drive, South 78" 16' east a distance of 65.3 feet to a point; thence in an arc in a northerly direction a distance of 39.0 feet to a point in the Westerly margin of Dickerson Road; thence along the westerly margin of Dickerson Road in a northerly direction, a distance of 75 feet to a point; thence North 83" 00' West a distance of 222.5 feet to a point; thence South 4" 36' West a distance of 90 feet to the point of beginning.

Tract II:

Land in Davidson County, Tennessee being Lot No. 3 of the replatting of a tract marked "Reserved for Commercial No. 7", as shown on the Plan of Bellshire Estates, Section 1, of record in Book 2133, Page 125, Register's Office for said County, described according to a survey of Hickerson & Hickerson, Engineers, Job No. 139-64, dated April 30, 1964, as follows:

BEGINNING at a point in the Westerly margin of Dickerson Pike, the same being the common corner of Lots Nos. 3 and 4 on said survey; thence North 83" 00' West with the common line between Lots Nos. 3 and 4, 222.5 feet to a point; thence North 4" 36' East 100 feet to a point; thence South 83" 25' East 234.4 feet to a point in the Westerly margin of Dickerson Pike; thence Southwardly with the Westerly margin of Dickerson Pike 100 feet to the point of beginning.