7A

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

James A. Crossman and wife, Mary B. Crossman	New Owners	Map 119-9
4420 Herbert Place		Parcel 20
Nashville, TN 37215		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

Davidson County DEEDWARR
Recvd: 10/22/04 14:06 2pgs
Fees:13.00 Taxes:1406.00

20041022-0127480

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, **Pat Dortch a/k/a James Patrick Dortch, Sr.** (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:

Land in Davidson County, Tennessee, being Lots 84 and 85 of the Thompson & Ring's Revised and Corrected Plan of Edenwold Park as of record in Plan Book 332, page 29, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pat Dortch a/k/a James Patrick Dortch, Sr., by deed of record in Book 7314, page 136, from Power Enterprises, Inc., a Tennessee Corporation, and by Final Decree of record in Book 11649, page 489, said Register's Office.

Pat Dortch and James Patrick Dortch, Sr. are one and the same person.

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 2005 which are not yet due and payable and subsequent years.
2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4410, page 946, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4410, page 952, said Register's Office.

This is improved property commonly known as 2711 Landers Avenue, Nashville, Tennessee 37211.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me this 19TH **day of October, 2004.**

Notary Public

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 19TH day of October, 2004.

PAT DORTCH

JAMES PATRICK DORTCH, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared Pat Dortch a/k/a James Patrick Dortch, Sr., 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 October, 2004.

Notary Public

My Commission Expires: