BC47A

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

James A. Crossman and wife, Mary B. Crossman	SAME	Map 133-6
4420 Herbert Place		Parcel 214.01
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, **Bomar Properties, A Kentucky Partnership,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **James A. Crossman and wife, Mary B. 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:

Land in Davidson County, Tennessee, being part of the John R. Ozier, 121.97 acre tract in the 6th Civil District of Davidson County, and being part of Tract "C" on a survey made by James L. Murphy, Jr. and Company, dated March 13, 1964, as follows:

Beginning at a point in the westerly margin of Nolensville Pike, 620 feet south of the southeast corner of the property conveyed to Cherokee Life, by deed in Book 3399, page 107; thence with said Pike, South 25 deg. 11 min. East 100 feet to a point; thence leaving said pike, South 64 deg. 49 min. West 250 feet to a point; thence North 25 deg. 11 min. West 100 feet to the southwest corner of Tract "B"; thence with the line between tracts "B" and "C", North 64 deg. 49 min. East 250 feet to the point of beginning.

Being the same property conveyed to Bomar Properties, A Kentucky Partnership, by deed from Randall R. Baskin, of record in Book 10363, page 504, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2005.
2. Matters shown on the Plan of record in Book 4060, page (s) 60, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4026, page 579, said Register's Office.
4. Restrictive Covenants contained in instrument of record in Book 3707, page 322, said Register's Office.

This is improved property commonly known as 3709 Nolensville Road, Nashville, Tennessee 37211.

[STATE OF TN]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $435,000.00.

Mary B Crossman
Affiant

Subscribed and sworn to before me this 22TH **day of December, 2004.**

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

Joseph V. Ferrelli
Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 01/26/05 10:52 3 pgs
Fees:18.00 Taxes:1609.50
20050126-0009683

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 itself, its 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 22ND day of December, 2004.

BOMAR PROPERTIES, A KENTUCKY PARTNERSHIP

By: Jerry Martin
JERRY MARTIN
Title: General Partner

By: Renee Tilley
RENEE TILLEY (Formerly Renee Martin)

Title: General Partner

STATE OF KENTUCKY)
COUNTY OF FAYETTE)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jerry Martin 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 Lexington, KY, this 18 day of December, 2004.

Lisa F Martin
Notary Public

My Commission Expires: Nov 9, 2005

STATE OF Kentucky)
COUNTY OF McCracken)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Renee Tilley 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 Paducah, KY, this 20th day of December, 2004.

Carol Bridges
Notary Public

My Commission Expires: 2/9/08

BOMAR PROPERTIES, A KENTUCKY PARTNERSHIP

By: _____
GEORGE BOLAND

Title: General Partner

By: Pam Boland
PAM BOLAND

Title: General Partner

STATE OF Kentucky)
COUNTY OF McCracken)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared George Boland 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 Paducah, KY, this 30 day of December, 2004.

_____
Notary Public

My Commission Expires: 2/9/08

STATE OF KY)
COUNTY OF McCracken)

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

WITNESS my hand and official seal at Paducah, KY, this 30 day of December, 2004.

_____
Notary Public

My Commission Expires: 2/9/08