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Davidson County DEEDWARR
Recvd: 05/31/05 15:44 4 pgs
Fees:23.00 Taxes:370.00
20050531-0061223

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James A. Crossman, et ux 4420 Herbert Place Nashville, TN 37215	Mortgage Capital Investments, Inc. 3814 Cleghorn Avenue Nashville, TN 37215	Map 034-15-O-A Parcel 006.00CO,

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CAPITOL CITY CONSTRUCTION, LLC, a Limited Liability Company, formerly Carlyle & Kennedy, LLC, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto JAMES A. CROSSMAN and wife, MARY CROSSMAN, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being condominium Unit No. 6, as shown on Exhibit A to the Master Deed for Contractors Office and Storage Facility, Phase 1, Condominiums of record in Book 9794, page 194, Register's Office for Davidson County, Tennessee, and is located on Lot 16 of the Final Plat of Northgate Business Park of record in book 6900, page 889, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Carlyle & Kennedy, LLC, by Substitute Trustee's Deed of record in Instrument No. 20050126-0009589, said Register's Office. AND, Carlyle & Kennedy, LLC changed its name to Capital City Construction, LLC by Articles of Amendment to the Corporate Charter filed for record on May 10, 2005 in the Office of the Secretary of State for the State of Tennessee.

The mailing address for the said property is 1228 Northgate Business Park, Unit #6, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And the 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 warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. All matters shown on the plan of record in Plat Book 6900, page 889, corrected in Book 8310, page 397, said Register's Office.

3. Subject to Master Deed and By-Laws of record in Book 9794, page 173, said Register's Office.

4. Restrictive Covenants of record in Book 9794, page 208, said Register's Office.

5. Declaration of Covenants, Conditions and Restrictions for Northgate Business Park of record in Book 7687, page 513, said Register's Office.

6. Easement for sewer lines of record in Book 6991, page 806, said Register's Office.

7. Subject to Rights of Others in and to the use of the common areas/elements.

And, the GRANTOR does further covenant and bind itself, its successors or assigns to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Capitol City Construction, LLC
formerly Carlyle & Kennedy, LLC
BY: David Kennedy CO MGR
DAVID KENNEDY, Co-Manager

"GRANTEES"

James A. Crossman
JAMES A. CROSSMAN

Mary Crossman
MARY CROSSMAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. CROSSMAN and wife, MARY CROSSMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of May, 2005.

NOTARY PUBLIC

HOMER R. AYERS
Notary
Public
At Large
Exp. 8/20/2005
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DAVID KENNEDY, with whom I am personally acquainted and who acknowledged himself to be the Co-Manager of Capital City Construction, LLC, the bargainor, a limited liability company, and as such Co-Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by himself as Co-Manager.

WITNESS my hand and official seal, this the 31st day of May, 2005.

NOTARY PUBLIC

HOMER R. AYERS
Notary
Public
At Large
Exp. 8/20/2005
STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Sworn to and subscribed before me, this the 31st day of May, 2005.

NOTARY PUBLIC

HOMER R. AYERS
Notary
Public
At Large
Exp. 8/20/2005
STATE OF TENNESSEE