40A

Davidson County DEEDWARR
Recvd: 05/31/05 15:45 4 pgs
Fees:23.00 Taxes:11285.00
20050531-0061224

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 Parcels 001.00CO, 002.00CO, 003.00CO 004.00CO, 005.00CO 007.00CO Map 034-15-O Parcels 041.00, 042.00, 043.00

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, RICHARD W. USELTON and wife, JANELLE M. USELTON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do 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:

PARCEL ONE-1228 Northgate Business Park, Unit #7: LAND in Davidson County, Tennessee, being condominium Unit No. 7, 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 as 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 complete and accurate legal description.

BEING the same property conveyed to Richard W. Uselton and wife, Janelle M. Uselton by deed from Major Enterprises, LLC, of record in Book 10823, page 850, said Register's Office.

The mailing address for the said property is 1228 Northgate Business Park, Unit #7, Madison, TN 37115.

PARCEL TWO-1228 Northgate Business Park, Unit #5: LAND in Davidson County, Tennessee, being Condominium Unit #5 as shown on Exhibit A to the Master Deed for Contractors Office & Storage Facility, Phase I, Condominiums, of record in Book 9794, page 194, said Register's Office, and is located on Lot 16 of the Final Plat of Northgate Business Park, of record in Book 6900, page 889, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Richard W. Uselton and wife, Janelle M. Uselton, by Substitute Trustee's Deed of record in Instrument No. 20030610-0079696, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 1228 Northgate Business Park, Unit #5, Madison, TN 37115.

PARCEL THREE-1228 Northgate Business Park, Units #1, #2, #3, #4: LAND in Davidson County, Tennessee, being Unit Nos. 1, 2, 3 and 4 as shown on Exhibit A to the Master Deed for Contractors Office and Storage Facility, Phase I Condominium, of record in Book 9794, page 194, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Richard W. Uselton and wife, Janelle M. Uselton, by deed from Bratten & Shaw, Inc., a Tennessee Corporation, of record in Book 9660, page 694, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 1228 Northgate Business Park, Unit #1, #2, #3, and #4, Madison, TN 37115.

PARCEL FOUR-1249 Northgate Business Park: LAND in Davidson County, Tennessee, being Lot No. 13 as shown on the Final Plat of Northgate Business Park of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Richard W. Uselton and wife, Janelle M. Uselton, by deed from Northgate Business Park Associates of record in Instrument No. 20010508-0047482, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 1249 Northgate Business Park, Madison, Tennessee 37115.

PARCEL FIVE-1236 Northgate Business Park: LAND in Davidson County, Tennessee, being Lot No. 14 as shown on the Final Plat of Northgate Business Park of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Richard W. Uselton and wife, Janelle M. Uselton, by deed from Northgate Business Park Associates, an Indiana Limited Partnership, d/b/a Northgate Business Park Associates, L.P., of record in Book 11112, page 92, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 1236 Northgate Business Park, Madison, Tennessee 37115.

PARCEL SIX-1232 Northgate Business Park: LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Northgate Business Park of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Richard W. Uselton and wife, Janelle M. Uselton, by deed from Northgate Business Park Associates, an Indiana Limited Partnership, d/b/a Northgate Business Park Associates, L.P., of record in Book 9909, page 572, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 1232 Northgate Business Park, Madison, Tennessee 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 we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant 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. (All parcels)

3. Subject to Master Deed and By-Laws of record in Book 9794, page 173, said Register's Office. (Parcels One, Two and Three)

4. Restrictive Covenants of record in Book 9794, page 208, said Register's Office. (Parcels One, Two and Three)

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

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

7. Stormwater Detention Agreement in favor of Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20010517-0051089, said Register's Office. (Lot 13, Parcel Four)

8. Landscaping Contract with Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20010625-0054733, said Register's Office. (Lot 13, Parcel Four)

9. Easement and Restrictive Covenants for Landscaping of record in Instrument No. 20010124-0007178, said Register's Office. (Lot 14 and Lot 15, Parcels Five and Six)

10. Subject to Rights of Others in and to the use of the common areas/elements. (Parcels One, Two and Three)

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives 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.

"GRANTORS"

RICHARD W. USELTON

JANELLE M. USELTON

"GRANTEES"

JAMES A. 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, RICHARD W. USELTON and wife, JANELLE M. USELTON, and 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 }

The actual consideration or value, whichever is greater, for this transfer is $3,050,000.00.

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