Davidson County DEEDWARR
Recvd: 09/16/05 11:45 2 pgs
Fees:13.00 Taxes:458.80
20050916-0111575

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

Hiu M. Pang	SAME	Map 104 Group 6A
1816 NEW HAMPSHIRE AVE, N.W #101		Parcel 16CO
WASHINGTON, D.C. 20009		

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, **William Christian Crossman, married** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Hiu M. Pang** (The "Grantee"), his 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 Unit 304 on the Plan of Continental Condominiums, of record in Plat Book 5200, page 399-401, as amended in Book 6135, page 788 and Book 6435, page 549, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to William Christian Crossman, by Quitclaim Deed from James Alvin Crossman and wife, Mary L. Crossman, dated May 30, 2002, of record in Instrument No. 20020612-0071541, Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not, nor ever was, marital property, nor is it subject to any homestead exemption of the spouse of the Grantor.

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 and subsequent years.
2. The Plan of record in Plat Book 5200, page 399-401, and amended in Book 6135, page 788 and Book 6435, page 549, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain notes, setback lines and easements.
3. By-Laws of record in Book 5862, page 626, Book 6135, page 788 and Book 6435, page 549, Register's Office for Davidson County, Tennessee.
4. Master Deed of record in Book 5862, page 589, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3415 West End Avenue, Unit 304, Nashville, Tennessee 37203.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $124,000.00.

Affiant

Subscribed and sworn to before me this 15TH day of September, 2005.

Notary Public

My Commission Expires:_____

My Commission Expires NOV. 24, 2007

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

And Grantor does covenant with the said Grantee 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 himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15TH day of September, 2005.

WILLIAM CHRISTIAN CROSSMAN

By: James A. Crossman
James A. Crossman, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15TH day of September, 2005, before me personally appeared James A. Crossman, to me known to be the person who executed the foregoing instrument on behalf of William Christian Crossman, pursuant to a Power of Attorney, and who acknowledged that he executed the foregoing instrument as the free act and deed of the said William Christian Crossman

WITNESS my hand and official seal at Nashville, Tennessee, this 15TH day of September, 2005.

Notary Public

My Commission Expires:_____