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

William Christian Crossman	4420 Herbert Place	Map 133-6
3639 Carmel Road	Nashville, TN 37215	Parcel 214.01
Chamblee, GA 30341		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205 from information furnished by the parties.

Davidson County DEEDWARR
Recvd: 10/05/05 12:40 2 pgs
Fees:13.00 Taxes:1568.80

20051005-0120035

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, **James A. Crossman and wife, Mary B. Crossman** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **William Christian Crossman, a married person** (The "Grantee"), his 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 James A. Crossman and wife, Mary B. Crossman, from Bomar Properties, a Kentucky Partnership, by deed of record as Instrument No. 20050126-0009683, said Register's Office.

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 2006 and subsequent years constitute a lien, but are not yet due and payable.
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.
5. Deed of Trust executed by James Crossman and Mary Crossman to J. Overton Colton, Trustee, of record as Instrument No. 20050126-0009684, said Register's Office, dated December 22, 2004, to secure to Nashville Bank and Trust Company, an indebtedness in the amount of $348,000.00, and any other sums which may be and become payable under the terms thereof, including, but not limited to, principal interest and service fee. (See instrument for complete terms and conditions as well as possible rights and options of the mortgagee, including rights respecting assumption of the debt secured thereby.)
6. Assignment of Rents of record as Instrument No. 20050126-0009685, said Register's Office.

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

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $424,000.00.

Affiant

Subscribed and sworn to before me this 3RD day of OCTOBER, 200 5.

Notary Public

My Commission Expires:_____

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 Grantors do covenant with the said Grantee that the Grantors are 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 Grantors do further covenant and bind themselves, their 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 Grantors have caused this Deed to be executed this 3RD day of October, 2005.

JAMES A. CROSSMAN

MARY B. CROSSMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 3RD day of OCTOBER, 2005.

Notary Public

My Commission Expires: _____