Davidson County DEEDWARR
Recvd: 04/17/06 15:22 3 pgs
Fees:18.00 Taxes:1757.50
20060417-0043550

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
32 Partners, a Tennessee General Partnership	**Same**	**Map 104-06**
PO Box 120608		**Parcel 189**
Nashville, TN 37212		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 37205.

GENERAL 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** (The "Grantor"), has bargained and sold, and conveyed to **32 Partners, a Tennessee General Partnership,** (The "Grantee"), its successors and assigns as to a 50% interest 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 Lot No. 1 on the Plan of Bransford Realty Company's West End Avenue Place, as of record in Book 332, page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 67.5 feet on the southerly side of West End Avenue, and runs back between lines, with the westerly margin of 32nd Avenue South, 150 feet to an alley, measuring 67.5 feet thereon.

Being the same property conveyed to James A. Crossman by Quitclaim Deed of record in Instrument No. 20060417-0043549 **from 32 Partners, a Tennessee General Partnership in said Register's Office, Davidson County, Tennessee and the same property conveyed to 32 Partners, a Tennessee General Partnership by deed from Lewis M. Eisenstadt of record in Book 8972, page 908 said Register's Office for Davidson County, Tennessee.**

This description is the same as was used in the last deed of record.

Said Property is transferred subject to the limitations and encumbrances as follows:

1. Property taxes for the year 2006 which are not yet due and payable.
2. Restrictive Covenants contained in instrument titled The Nashville Housing Authority, Nashville, Tennessee Urban Renewal Plan for the University Center Urban Renewal Area dated July 31, 1999, or record of Book 10737, page 558, Register's Office for Davidson County, Tennessee.
3. Matters appearing on the Plan of Bransford Realty Company's West End Place of record in Book 332, page 15, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3201 West End Avenue, Nashville, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me this 14th **day of April, 2006.**

Notary Public

My Commission Expires: January 26, 2008

DOUGLAS M. [illegible] Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires January 26, 2008

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, its successors 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; have 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 successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day April, 2006.

JAMES A. CROSSMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14TH day of April, 2006 before me personally appeared James A. Crossman, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 14TH day of April, 2006.

Joseph V. Ferrell Jr.
Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE TENNESSEE 19/08

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