Davidson County DEEDWARR
Recvd: 08/15/06 15:23 2 pgs
Fees:13.00 Taxes:1369.00
20060815-0100526

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

Carrie Crossman Ellis	SAME	Map 119-9
3752 Crossings Crest		Parcel 20
Birmingham, AL 35242		

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

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 **Carrie Crossman Ellis, married** (The "Grantee"), her 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 Lots 84 and 85 of the Thompson & Ring's Revised and Corrected Plan of Edenwold Park as of record in Plan Book 332, page 29, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James A. Crossman and wife, Mary B. Crossman from Pat Dortch a/k/a James Patrick Dortch, Sr., recorded in Instrument No. 20041022-0127480, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to the following:

1. County taxes for the year 2006 and thereafter for tax parcel Map 119-9, Parcel 20, not yet due and payable.
2. Conveyed subject to restrictions in Book 1001, page 203, Register's Office, Davidson County, Tennessee.
3. Deed of Trust recorded in Instrument No. 20041022-0127481.

This is improved property commonly known as 2711 Landers Avenue, Nashville, Tennessee 37211.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $370,000.00.

Isak Kirk
Affiant

Subscribed and sworn to before me this 11TH **day of August, 2006.**

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

Joseph V. Ferrelli
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, her 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; have 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, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 11TH day of August, 2006.

James A Crossman
JAMES A. CROSSMAN

Mary B Crossman
MARY B. CROSSMAN

STATE OF TN)
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 they executed the foregoing instrument as for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11TH day of August, 2006.

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

Joseph V. Ferrelli
Notary Public

My Commission Expires: _____