Box 7-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Truitt C. Ellis and Carrie C. Ellis and Kathleen E. Pennington	SAME	Map: 060-02
2725 Mount Royal Circle		
Birmingham, AL 35216		Parcel: 262.00
This instrument prepared by: Joseph V. Ferrelli, Attorney, at 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205		

Davidson County DEEDWARR
Recvd: 11/20/07 10:10 3 pgs
Fees:18.00 Taxes:1209.13
20071120-0135797

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, we, **James A. Crossman and Mary B. Crossman,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, **Truitt C. Ellis and Carrie C. Ellis, as to a 50% interest as a tenant in common, and Kathleen E. Pennington, married, as to a 50% interest as a tenant in common** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Schedule A attached hereto.

This conveyance is subject to:

1. **Taxes for the year 2008 and subsequent years, a lien not yet due and payable.**

This is improved property known as 390 Ewing Drive, Nashville, Tennessee 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $326,792.00.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE MY COMMISSION EXPIRES 07/19/10

Susan O. Bates
Affiant

Subscribed and sworn to before me this 13th **day of** NOVEMBER, **2007**

Joseph V. Ferrelli
Notary Public

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

And Grantors do covenant with the said Grantees 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 themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19TH day of NOVEMBER, 2007.

James A. Crossman

JAMES A. CROSSMAN

Mary B Crossman

MARY B. CROSSMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared James A. Crossman and Mary B. Crossman, to me known to the persons described in and who executed the forgoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 19TH day of NOVEMBER, 2007.

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

Joseph V. Ferrelli

Notary Public

My Commission Expires: _____

Schedule A

LAND IN DAVIDSON COUNTY TENNESSEE, BEING LOT 1, ON THE PLAN OF CROSS ROADS MARKET, AS OF RECORD IN BOOK 3842, PAGE 106, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A SURVEY MADE BY SOUTHERN LAND SURVEYING CO., INC., DATED JULY 13, 1967, AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT LOCATED IN THE NORTHEAST CORNER OF SAID PROPERTY AND BEING THE NORTHWEST CORNER OF THE TOM JACKSON PROPERTY; THENCE SOUTH 00 DEG. 05' EAST 176.75 FEET TO A CONCRETE MONUMENT, SAID MONUMENT BEING THE SOUTHEAST CORNER OF DESCRIBED PROPERTY; THENCE NORTH 98 DEG. 23' WEST 175.00 FEET TO A CONCRETE MONUMENT, SAID MONUMENT BEING ON THE EASTERLY RIGHT-OF-WAY OF BRICK CHURCH PIKE; AND ALSO THE NORTHWEST CORNER OF THE ERVIN PILBERTON PROPERTY; THENCE NORTH 00 DEG. 05' WEST 151.00 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF BRICK CHURCH PIKE TO A CONCRETE MONUMENT; THENCE EASTERLY 40.01 FEET AROUND A CURVE AT THE SOUTHEAST CORNER OF BRICK CHURCH PIKE AND EWING DRIVE TO THE SOUTHERLY RIGHT-OF-WAY OF EWING DRIVE; THENCE SOUTH 88 DEG. 23' EAST 149.25 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF EWING DRIVE TO THE POINT OF BEGINNING, CONTAINING 0.71 ACRE.

BEING THE SAME PROPERTY CONVEYED TO JAMES A CROSSMAN AND WIFE, MARY B CROSSMAN, BY WARRANTY DEED FROM SHARON NORRIS AS RECORDED ON THE 16TH DAY OF APRIL, 2007 IN INSTRUMENT NO. 20070416-0045466 , IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.