Davidson County DEEDQC
Recvd: 01/08/08 11:11 3 pg:
Fees:17.00 Taxes:0.00
20080108-0002283

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
James A. Crossman and Mary B. Crossman		**Map: 26.00**
102 Woodmont Blvd., Suite 209	**Same**	
Nashville, TN 37205		**Parcel: 049.00**
This instrument prepared by: Joseph V. Ferrelli, Attorney 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205 ***This instrument was prepared using information provided by the parties.***		

QUITCLAIM DEED

Know all persons by these presents that, **Southern Land Acquisitions, Inc. f/b/o of James A. Crossman and Mary B. Crossman,** (hereinafter referred to as the "Grantor"), do hereby bargain, sell, quitclaim and convey unto **James A. Crossman and Mary B. Crossman** (hereinafter referred to as the "Grantee"), the following described real estate located in Davidson County, Tennessee, to-wit:

See EXHIBIT A and hereto.

BEING the same property conveyed to Southern Land Acquisitions, Inc. f/b/o James A. Crossman and Mary B. Crossman by Quitclaim Deed from Haverty Furniture Companies, Inc. dated October 29, 2007 of record in Instrument No. 20071030-0127720, and recorded on October 30, 2007, Register's Office Davidson County, Tennessee, and further conveyed by Special Warranty Deed dated October 29, 2007 of record in Instrument No. 20071030-0127721, and recorded October 30, 2007, Register's Office Davidson County, Tennessee.

This is improved property commonly known as 2208 Gallatin Pike, Madison, TN 37115.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 30TH day of December, 2007

Notary Public

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 10 day of December, 2007.

SOUTHERN LAND ACQUISITIONS, INC.
f/b/o JAMES A. CROSSMAN AND
MARY B. CROSSMAN:

By: _____

Its: _____

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert J. Lotestine III with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the President of Southern Land Acquisitions, Inc. f/b/o James A. Crossman and Mary B. Crossman and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of December, 2007.

Notary Public

My Commission Expires: My Commission Expires 02/26/2011

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

EXHIBIT A

LAND DESCRIPTION
LAND LOCATED IN THE 10TH COUNCIL DISTRICT OF NASHVILLE, (MADISON), DAVIDSON COUNTY, TENNESSEE ON THE NORTHERLY MARGIN OF GALLATIN PIKE , 87.96 FEET EAST OF THE RIGHT OF WAY RETURN OF LIBERTY LANE, SAID LAND BEING LOT 1, RE-SUBDIVISION OF LOTS 9 & 10, A.L. MOORES SUBDIVISION OF BILTMORE RECORDED IN BOOK 6900, PAGE 18 REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO AN ALTA / ASCM SURVEY DATED 10-3-07 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC. (JOHN TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE NORTHERLY MARGIN OF GALLATIN PIKE, SAID ROD BEING THE SOUTHWEST CORNER OF LOT 1, RESUBDIVISION OF LOTS 9 & 10, A.L. MOORES SUBDIVISION OF BILTMORE RECORDED IN BOOK 6900, PAGE 18 REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE AND THE SOUTHEAST CORNER OF LOT 3, FINAL PLAT OF WOOTEN SUBDIVISION (INSTRUMENT # 200506030063751 R.O.D.C., TN.) OWNED BY WOOTEN FAMILY LIMITED PARTNERSHIP (BOOK 11263, PAGE 322 R.O.D.C., TN.) AND LOCATED N 49°50'09" E 87.96 FEET FROM THE RIGHT-OF-WAY RETURN OF LIBERTY LANE; THENCE LEAVING SAID NORTHERLY MARGIN WITH SAID LOT 3
N 26°21'25" W 352.27 FEET TO AN IRON ROD (OLD) IN THE SOUTHERLY LINE OF LOT 2, OF SAID WOOTEN SUBDIVISION OWNED BY WOOTEN FAMILY LIMITED PARTNERSHIP (BOOK 11263, PAGE 322 R.O.D.C., TN.); THENCE WITH THE SOUTHERLY LINE OF SAID LOT 2
N 50°35'26" E 254.25 FEET TO AN IRON ROD (OLD) IN THE WESTERLY LINE OF THE STJ LP LAND (BOOK 9163, PAGE 907 R.O.D.C., TN.); THENCE WITH SAID STJ LP LAND
S 25°35'37" E 350.00 FEET TO AN IRON ROD (OLD) ON THE NORTHERLY MARGIN OF SAID GALLATIN PIKE; THENCE WITH SAID NORTHERLY MARGIN
S 49°50'09" W 250.25 FEET TO THE POINT OF BEGINNING CONTAINING 86010.70 SQ. FT. OR 1.97 ACRES MORE OR LESS.