Box 7-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
~~Trust~~ Carrie C. Ellis, et ux	Same	Map: 42-16
4421Sheppard Place		
Nashville, TN 37205		Parcel: 169 and 203
This instrument prepared by: Joseph V. Ferrelli, Attorney, at 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 37205		

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, I, **James A. Crossman married,** (The "Grantor(s)") has bargained and sold, and by these presents do transfer and convey unto Carrie C. Ellis**, married,** (The "Grantee(s)"), 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:

EXHIBIT A

BEING the same property conveyed to James A. Crossman by Warranty Deed from Thomas E. Stewart , Trustee with full power to bargain, sell, convey, transfer, mortgage, lease or otherwise encumber without the necessity of joinder by any beneficiary recorded on the 14th day of May , 2004 in instrument number 20040514-0056605, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

1. **Taxes for the year 2009 and subsequent years, a lien not yet due and payable.**
2. **All matters as set forth on the Plan of record in Plat Book 547, page 444 said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon (as to both tracts).**
3. Permanent Easement and Right of Way for Street Purposes and Right of Entry for Temporary Construction Easement to the Metropolitan Government of Nashville and Davidson County , Tennessee of record in Book 4515, Page 472, said Register's Office.
4. Declaration of Parking and Restrictive Covenants , of record in Book 7663, Page 984, said Register's Office. (Tract 1-beneficial, Tract 2 subject to)

5 Deed of Trust payable to Region's Bank recorded as Instrument Number 20040514 - 0056605 said Register's Office.

This is improved property known as 414 Gallatin Pike` S/ 106 Madison Street, Madison, TN 37115.

Davidson County DEEDWARR
Recvd: 01/28/09 14:48 3 pgs
Fees:18.00 Taxes:1650.99
20090128-0007500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $446213.18

Affiant

Subscribed and sworn to before me this 28 day of JANUARY 2009

Notary Public

JOSEPH V. FERRELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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(s), their successors and assigns, forever.

And Grantor(s) does covenant with the said Grantee(s) that the Grantor(s) is 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 Grantor(s) does further covenant and his successors and assigns, to warrant and forever defend the title to the Property to the said Grantee(s), their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has caused this Deed to be executed this 28TH day of JANUARY, 2009.

James A. 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 to me known to the persons described in and who executed the forgoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 28TH day of JANUARY, 2009.

JOSEPH V. FERRELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

EXHIBIT 'A'

TRACT NO. 1: A tract of land in the 9th Councilmanic District of Davidson County, Tennessee, being a part of Lot 1 on the Plan of the Douglas-Levine subdivision at Madison, Tennessee, of record in Book 547, page 44, Register's Office for Davidson County, Tennessee, and more particularly described as per a survey by Steven E. Artz & Associates, Inc., Steven E. Artz, Tennessee License No. 1708, dated April 27, 2004, as follows:

Beginning at an iron pin (old), in the westerly margin of Gallatin Road, the southeast corner of a tract of land which belongs to Juanita B. Howell, having a deed reference in Book 7545, page 456, Register's Office for Davidson County, Tennessee, the northeast corner of this tract, and continuing, as follows:

S 11 deg. 30' 27" W, 33.30 feet to an iron pin (new), in the westerly margin of Gallatin Road; thence with a curve to the right, having a radius of 20.00 feet, an arc distance of 28.65, and a chord bearing of S 52 deg. 32' 44" W, 26.26 feet to a chiseled "X" (new), in the northerly margin of Madison Street; thence, N 86 deg. 25' 00" W, 134.17 feet to a rail road spike (new), at the intersection of the northerly margin of Madison Street, and the easterly margin of Alley Number 1410; thence, N 11 deg. 30' 27" E, 69.26 feet to a rail road spike (new), in the easterly margin of Alley Number 1410, the southwest corner of said land which belongs to Juanita B. Howell; thence S 79 deg. 23' 16" E, 150.15 feet, to the point of beginning.

TRACT NO. 2: Land in the 9th Councilmanic District of Davidson County, Tennessee, being Lots Nos. 11 and 12 on the Plan of Douglas-Levine Subdivision at Madison, Tennessee, as of record in Book 547, page 44, Register's Office for Davidson County, Tennessee, and being more particularly described as per a survey by Steven E. Artz & Associates, Inc., Steven E. Artz, Tennessee RLS No. 1708, dated April 28, 2004, as follows:

Beginning at an iron pin (new), in the northerly margin of Madison Street, the southeast corner of a tract of land which belongs to Robert L. Pettus, Jr., having a deed reference in Book 3101, page 191, Register's Office for Davidson County, Tennessee, the southwest corner of this tract, and continuing, as follows: N 20 deg. 01' 40" E, 235.67 feet to an iron pin (new), the northeast corner of said tract of land which belongs to Robert L. Pettus, Jr., in the southerly boundary of a tract of land which belongs to Larry D. and Billy D. Butler, having a deed reference in Book 7062, page 345, said Register's Office; thence S 70 deg. 06' 55" E, 100.00 feet to an iron pin (new), the southeast corner of said tract of land which belongs to Larry D. and Billy D. Butler, in the westerly margin of Alley No. 1410; thence, S 20 deg. 02' 13" W, 222.21 feet to an iron pin (new), at the intersection of the westerly margin of Alley No. 1410 and the northerly margin of Madison Street; thence, N 77 deg. 46' 53" W, 100.90 feet, to the point of beginning.