Box 7-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
AVI Properties, LLC	Same	Map: 117-14
905 Harpeth Valley Place		
Nashville, TN 37221		Parcel: 78.00
This instrument prepared by: Joseph V. Ferrelli, Attorney, at 102 Woodmont Boulevard, Suite 231, Nashville, Tennessee 37205		

Davidson County DEEDWARR
Recvd: 03/02/09 11:00 2 pgs
Fees:13.00 Taxes:1295.00

20090302-0017979

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 **AVI Properties, LLC, a Tennessee Limited Liability Company,** (The "Grantee(s)"), their successors 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, being Lot No. 17 on the Plan of Sugar Tree Subdivision of record in Book 1424, Page 100, Register's Office for said County,
>
> SAID LOT NO. 17, which is corner lot front 128.8 feet on the northerly margin of Warfield Land and fronts 103.6 feet on the easterly margin of Cross Creek Road said frontages being joined by a curve having a length of 39.0 feet and extends back 152.2 feet on the northerly line and 131.9 feet on the easterly line to a point of intersection.
>
> BEING the same property conveyed to James A. Crossman, married, by Warranty Deed from Mobeen Ahmad and wife, Bilqees Mobeen, recorded on the 22nd day of June, 2007 in Instrument No. 20070622-0074585 and Scrivner's Affidavit on the 2nd day of July, 2007 in Instrument No. 20070702-0079014, 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. **Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Sugar Tree, as recorded in Plat Book 1424, Page 100.**

This is improved property known as 3938 Cross Creek Road, Nashville, TN 37215.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me this 27th day of FEBRUARY, 2009

Notary Public

My Commission Expires 7/3/12

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 himself 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 27TH day of FEBRUARY, 2009.

James A. Crossman

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 27TH day of FEBRUARY, 2009.

Notary Public

My Commission Expires: 7/3/12