Address of New Owner	Send Tax Bills to:	Map Parcel No.
Truitt C. Ellis, et ux 4421 Sheppard Place Nashville, TN 37205	Same	Map: 070-13-0 Parcel: 154.00

BILL GARRETT, Davidson County
Trans:T20100047791 DEEDWARR
Recvd: 08/03/10 15:00 3 pgs
Fees:18.00 Taxes:3330.00
20100803-0061085

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont I 205, Nashville, Tennessee 37205.

GENERAL 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 Mary B. Crossman** (The "Grantor"), has bargained and sold, and conveyed to **Truitt C. Ellis and Wife, Carrie C. Ellis,** (The "Grantee"), 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:

SEE EXHIBIT A ATTACHED

Said Property is transferred subject to the limitations and encumbrances as follows:

1. County taxes for the year 2010 and thereafter not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MetroCenter, Tract 37, as recorded in Plat Book 5190, page 221.
3. Right of Way Easement of record in Book 5039, page 193 and Book 5416, page 271.
4. Easements as stated in Book 5396, page 753 and Book 5569, page 989.
5. Drainage Easement of record in Book 5050, page 46.
6. Easement to Nashville Gas Company of record in Book 5683, page 514.
7. Easement to Colonial Pipeline of record in Book 5050, page 46.
8. Declaration of Covenants, Conditions and Restrictions recorded in Book 4784, page 659, and amended in Book 5225, page 112, Book 5225, page 120, Book 5242, page 389, Book 5792, page 787, Book 7012, page 61 and Book 7012, page 62.
9. By-Laws of record in Book 7487, page 969.

This is improved property commonly known as 740 Freeland Station, Nashville, TN 37228.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

900000.00 NF

The actual consideration or value, whichever is greater for this transfer is ~~$1,100,000.00~~

Carrie C. Ellis
Affiant

Subscribed and sworn to before me this 1st day of August, 2010.

Joseph V. Ferrelli
Notary Public

JOSEPH V. FERRELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/10/12

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, their successors and assigns, forever.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day August, 2010.

James A Crossman

James A. Crossman

Mary B Crossman

Mary B. Crossman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of August, 2010 before me personally appeared **James A. Crossman and Mary B. Crossman**, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 2ND day of August, 2010.

Joseph V. Ferrelli

Notary Public

JOSEPH V. FERRELLI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/10/12

EXHIBIT A

Land in Davidson County, Tennessee, Being Lot No. 1 as shown on the Plan of MetroCenter, Tract 37, of record in Plat Book 5190, page 221, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to James A. Crossman and wife, Mary B. Crossman, by Special Warranty Deed from The Intrepid Corporation, dated April 30, 1999, of record in Book 11460, page 593, Register's Office for Davidson County, Tennessee.