ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
James A. Crossman Mary B. Crossman	James A. Crossman Mary B. Crossman	Map: 97 Parcels 43, 115
4420 Herbert Place		Map 92-15
Nashville, TN 37205		Parcel: 176
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 all of which are hereby acknowledged, **I, Everette Howell and wife, Sherry Howell** (The" Grantors)") as to Tracts I and II and Everette Howell as to Tract III has bargained and sold, and by these presents do transfer and convey unto, **James A. Crossman and Mary B. Crossman, married,** (The "Grantee(s)"), their heirs and assigns, all their right title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A

This conveyance is subject to:

1. **Taxes for the year 2010 and subsequent years, a lien not yet due and payable.**
2. **Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6200, page(s) 695 (as to Tract I), Plat Book 4715, page 132 (as to Tract II) and Plat Book 57, page 127 (as to Tract III).**
3. **Covenants, Conditions and Restrictions recorded in Book 4893, page 228.**
4. **Rights of tenants as tenants only, in possession under unrecorded leases.**
5. **Terms and Conditions of Memorandum of Lease recorded in Book 9914, Page 236, as assigned in book 9914, page 243 (as to Tract III).**

This is improved property known as 2111 Elliston Place, Nashville, Tennessee 37203 and 5845 and 5851 Old Hickory blvd., Hermitage, TN 37218.

BILL GARRETT, Davidson County
Trans:T20100055604 DEEDWARR
Recvd: 09/03/10 15:28 4 pgs
Fees:23.00 Taxes:2867.50
20100903-0070512

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $775,000.00.

Mary B Crossman
Affiant

Subscribed and sworn to before me this Joseph V. Ferrelli
day of SEPTEMBER, **2010** **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 tracts or parcels of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee(s), his heirs 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; has 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, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee(s), his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3 ~~th~~ RD day of SEPTEMBER, 2010.

Everette Howell

Sherry Howell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared JOSEPH V. FERRELLI, with whom I am personally appeared Everett Howell and Sherry Howell to me known to be the persons described in and who executed the foregoing of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3 RD day of SEPTEMBER,

JOSEPH V. FERRELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Joseph V. Ferrelli
Notary Public

My Commission Expires: 7/10/12

EXHIBIT A

Tract I:

A tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, described according to a survey of Ragan, Smith, Murphy & Associates, Inc., dated April 24, 1985, as follows:

Beginning at an existing iron pin on the West right-of-way line of Old Hickory Boulevard (approximately 105-foot wide street at said point). Said point of beginning is approximately 628 feet, more or less, from the South right-of-way line of Interstate 40. Also being the Southeast corner of Priest Lake Center - Section Two as recorded in Plat Book 4595, Page 125, Register's Office for Davidson County, Tennessee and proceeding as follows:

With said right-of-way line of Old Hickory Boulevard, South 40 degrees 51 minutes 55 seconds East 19.33 feet to an existing concrete monument. Said point reduces the right-of-way of Old Hickory Boulevard to 60 feet in width; thence still with said right-of-way line, South 40 degrees 31 minutes 36 seconds East 132.79 feet to an existing iron pin. Said point is the Northeast corner of C. Hooper Properties, Inc. as of record in Book 5435, Page 784, Register's Office for Davidson County, Tennessee. Also being the Southeast corner of this tract; thence leaving said right-of-way line and with the common line of Hooper, South 82 degrees 32 minutes 49 seconds West 403.60 feet to an iron pin set. Said point is the Southwest corner of this tract. Also being in the line of Robert J. Baltz, Jr. as of record in Book 4893, Page 228, Register's Office for Davidson County, Tennessee; thence with the common line of Baltz and this tract and leaving the North property line of Hooper, North 6 degrees 38 minutes 00 seconds West 119.46 feet to an existing concrete monument. Said point is the Southwest corner of Priest Lake Center - Section Two and the Northwest corner of this tract; thence leaving the East line of Baltz and with the common line of Priest Lake Center - Section Two, North 83 degrees 22 minutes 00 seconds East 300.00 feet to the point of beginning and containing 42,440 square feet or 0.97 of an acre, more or less.

Tract II:

A tract of land located in the 4th Civil District of Nashville, Davidson County, Tennessee, being part of Parcel 112 on Map 97, and all of Parcel 115, on Map 97, as of record in Book 7991, Page 601, Register's Office for Davidson County, Tennessee. Parcel 115, also known as reserve parcel "A", Revised Section Two, Priest Lake Center, as of record in Book 4715, Page 132, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin located in the Westerly margin of Old Hickory Boulevard, 787.5 feet from the centerline of I-40, with said pin being the most Southeast corner of the W. Terrance Mays property as recorded in Book 4837, Page 468, Register's Office for Davidson County, Tennessee, and the most Northeast corner of the property described herein; thence with said margin the following two calls: South 40 degrees 51 minutes 44 seconds East 39.95 feet; 40 degrees 47 minutes 49 seconds East 172.40 feet to a concrete monument; thence leaving said margin the following three calls: South 83 degrees 22 minutes 00 seconds West 299.74 feet; 6 degrees 38 minutes 00 seconds West 4.67 feet; North 20 degrees 02 minutes 36 seconds East 86.93 feet to an iron pin located in the most Southeast corner of the W. Terrance Mays Property above mentioned, and being a Southeast corner of the Thomas Baldridge property as of record in Book 7991, Page 601, Register's Office for Davidson County, Tennessee; thence North 49 degrees 56 minutes 36 seconds East 169.45 feet to the point of beginning. This property contains 0.698 acres or 30,404.88 square feet according to a survey dated January 16, 1990, and revised on January 30, 1990 and February 19, 1990 by David Bundren, R.L.S., Campbell Surveying Company, Inc., 2424 21st Avenue South, Nashville, Tennessee 37212.

Also being the same property as described in that certain survey prepared by Steven D. Delle, R.L.S. No. 1710, Dale & Associates dated October 14, 2003, and more particularly described as follows:

Beginning at an iron pin situated in the Westerly margin of Old Hickory Boulevard, said point also being the Northeast corner of the Waterford Landing-Hermitage, LLC property of record in Instrument No. 20020626-0077077, Register's Office for Davidson County, Tennessee;

Thence, leaving said road, South 81 degrees 52 minutes 48 seconds West, a distance of 389.28 feet to an iron rod;

Thence, North 07 degrees 18 minutes 01 seconds West, a distance of 124.13 feet to a concrete monument;

Thence, North 19 degrees 22 minutes 35 seconds East, a distance of 86.95 feet to an iron rod;

Thence, North 49 degrees 03 minutes 15 seconds East, a distance of 171.51 feet to an iron rod situated in the Westerly margin of Old Hickory Boulevard;

Thence, along said road, South 40 degrees 58 minutes 30 seconds East, a distance of 213.15 feet to an iron rod;

Thence, along said road, South 41 degrees 32 minutes 03 seconds East, a distance of 19.33 feet to an iron rod;

Thence, along said road, North 48 degrees 48 minutes 22 seconds East, a distance of 10.45 feet to an iron rod;

Thence, along said road, South 41 degrees 11 minutes 37 seconds East, a distance of 124.98 feet to the point of beginning and containing 71,616.099 square feet or 1.644 acres of land.

Being the same property conveyed by Special Warranty Deed from Property Development, a Tennessee joint venture (also known as Property Development Joint Venture) to James A. Crossman, Mary Crossman, Sherry Howell and Everette Howell, as tenants in common as recorded on the 23rd day of October, 2003 in Instrument No. 20031023-0156722, in the Register's Office of Davidson County, Tennessee.

Tract III:

Land in Davidson County, Tennessee, being Lot No. 6 in A.A. Mellier's Subdivision of Part of Lot No. 156 of the Boyd Home Tract, a plan of which subdivision is of record in Book 57, Page 127 Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the Southerly side of Church Street, formerly Richland Turnpike, and runs back 133.15 feet on the East line and 126.6 feet on the West line to an alley, and shows 50.25 feet on said alley, as indicated by said plan.

Being the same property conveyed by Special Warranty Deed from James Leonard Chandler and wife, Louise Pearl Chandler to James Alvin Crossman and wife, Mary B. Crossman, tenants by the entireties as to an undivided one-half interest as tenants in common, and Everette I. Howell, Jr. and wife, Caroline H. Howell, tenants by the entireties as to an undivided one-half interest as tenants in common as recorded on the 10th day of January, 1996 in Book 9914, Page 240, in the Register's Office of Davidson County, Tennessee.