ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Church Street Partnership		Map: 92-120
1600 Division Street, Ste. 600	SAME	
Nashville, TN 37203		Parcel: 382-384
This instrument prepared by: Joseph V. Ferrelli, Attorney, at 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 37205		

BOX 50-B
RETURN TO
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

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, **we, James Crossman and Mary Bell Crossman** (The" Grantors") has bargained and sold, and by these presents do transfer and convey unto, **Church Street Partnership,** (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:

Land in Davidson County Tennessee being lots 100 and 101 on the plan of Boyd Home Tract of Record in Plat Book 21 Page 39 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

BEING the same property conveyed to **James A. Crossman** and **Mary B. Crossman**, by Deed from **Joseph V. Ferrelli,** Trustee dated 6/25/04 recorded 7/08/04 in instrument 2004040708-0081193 said Register's Office for Davidson County, Tennesee

This conveyance is subject to:

1. **Taxes for the year 2010 and subsequent years, a lien not yet due and payable.**
2. **Lease agreement dated July 27, 2007 recorded in instrument 2007119-0135172**

This is improved property commonly known as 1805.1807 Church Street, Nashville, TN 37203.

BILL GARRETT, Davidson County
Trans:T20100064769 DEEDWARR
Recvd: 10/13/10 10:39 2 pgs
Fees:13.00 Taxes:3091.99
20101013-0081954

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $835,672.00.

Susan O. Bates
Affiant

Subscribed and sworn to before me this 8th **day of** OCTOBER, **2010**

Joseph V. Ferrelli
Notary Public

My commission expires 7/10/12

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, their 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 himself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8TH day of OCTOBER, 2010.

James A Crossman
JAMES A. CROSSMAN

Mary B Crossman
MARY B. 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 and Mary B. Crossman to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 8TH day of OCTOBER, 2010.

Joseph V. Ferrelli
Notary Public

My Commission Expires: 7/10/12

JOSEPH V. FERRELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY