ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
James A. Crossman 4420 Herbert Place		104-12-0-276.00
Nashville, TN 37215	SAME	
This instrument prepared by: Weldon B. White, Jr., Attorney at Law, 102 Woodmont Boulevard, Suite 200, 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 consideration, the receipt and sufficiency all of which are hereby acknowledged, Robert S. Baldwin (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto James A. Crossman (The "Grantee"), his heirs 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 Lot No. 32 on the Map of Lennox Place as of record in Book 161, page 171, Register's Office for said County.

Said Lot No. 32 fronts 59.9 feet on the southerly side of Portland Avenue and runs back between parallel lines with the easterly margin of a 10-foot alley 140 feet to the northerly margin of another 10-foot alley on which it measures 57.9 feet.

Being the same property conveyed to Robert S. Baldwin by Deed of record in Book 7306, page 298 said Register's Office.

This conveyance is subject to:

1. Taxes for the year 2012 and subsequent years, a lien not yet due and payable.

This is improved property commonly known as 1705 Portland Avenue, Nashville, TN 37212.

BILL GARRETT, Davidson County
Trans:T20120016006 DEEDWARR
Recvd: 03/05/12 12:08 2 pgs
Fees:13.00 Taxes:2590.00
20120305-0019049

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me this 1st day of March, 2012.

Notary Public

My commission expires: 11.3.15

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

IN WITNESS WHEREOF, the Grantor has executed this Deed this 1 day of March, 2012.

Robert S. Baldwin

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 Robert S. Baldwin, to me known to the person described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1 day of March, 2012.

Notary Public

My Commission Expires: 11.3.15