ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Truitt C. Ellis and Carrie C. Ellis 4421 Sheppard Place Nashville, TN 37205	Same 4421 Sheppard Place Nashville, TN 37205	104-12-0-276.00

This instrument prepared by: Weldon B. White, Jr., Attorney at Law, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205

BILL GARRETT, Davidson County
Trans:T20120083341 DEEDWARR
Recvd: 11/01/12 12:57 2 pgs
Fees:13.00 Taxes:2645.50
20121101-0100515

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, James A. Crossman (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Truitt C. Ellis and wife, Carrie C. Ellis, (The "Grantee"), their 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 James A. Crossman by Deed of record as Instrument No. 20120305-0019049 said Register's Office.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $715,000.00.

Affiant

Subscribed and sworn to before me this 31 day of October, 2012.

Notary Public

My commission expires: Nov 3, 2015.

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.

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, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 31 day of October, 2012.

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 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 31 day of October 31, 2012.

Notary Public

My Commission Expires: Nov 3, 2015

BLAKE JOSEPH WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015