ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
James A. Crossman Truitt C. Ellis and Carrie C. Ellis 4420 Herbert Place	SAME	103-02-0-059
Nashville, TN 37215		

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

BILL GARRETT, Davidson County
Trans:T20130000285 DEEDWARR
Recvd: 01/02/13 12:55 3 pgs
Fees:18.00 Taxes:1017.50
20130102-0000361

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, Bonnie Lee Kirby (The" Grantor") has bargained and sold, and by these presents does transfer and convey unto James A. Crossman, a fifty percent tenant in common undivided interest and to Truitt C. Ellis and wife, Carrie C. Ellis a fifty percent tenant in common undivided interest, (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 part of Lot No. 20 on the map of C.C. Vernon's Farm, of record in Book 161, page 164, Register's Office for said County, being part of Lots 4 and 5 on an unregistered plan of a subdivision of said Lot No. 20 made by W. B. Southgate, Surveyor, May 30, 1929, as follows:

Beginning on the new relocated northerly margin of Burges Avenue at the corner of Lots 3 and 4 on said unrecorded plan; thence with the line between Lots 3 and 4 and 5 northerly 90 feet to the corner of Lots 5 and 6; thence with the line between said 2 lots westerly 107.8 feet to the easterly margin of White Bridge Road; thence with the same southereasterly 50.5 feet to the beginning of a curve; thence around said curve having a radius of 2,818.79 feet southerly 5.6 feet to the northerly margin of Burges Avenue; thence with the same around a curve having a radius of 44 feet southeasterly 57.7 feet; thence continuing with the northerly margin of said Burges Avenue, south 85 deg. 00' east 44 feet to the beginning.

Being the same property conveyed to Meyer E. Berkon and wife, Bertha Berkon by deed from John W. Holt and wife, Mary J. Holt, of record as Book 6125, page 866, dated August 29, 1983, said Register's Office. The said Meyer E. Berkon having since died, leaving the said Bertha Berkon the surviving tenant by the entireties. The said Bertha Berkon having since died. Her Last Will and Testament being probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division as Docket No. 08P1485, devised the subject property to Bonnie Lee Kirby, as evidenced by that certain quit claim deed of record as Instrument No. 20081110-

0111346, dated September 19, 2008, said Register's Office.

Grantor represents and warrants to Grantee that Grantee has not used the property for storage or disposal of any hazardous substance, or high concentrations of pollutants or contaminants, as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. Section 9601-9657, as amended or any similar state law or local ordinance; and that Grantor has no knowledge or belief that any other person has so used the property.

This conveyance is subject to:

1. Taxes for the year 2013 and subsequent years, a lien not yet due and payable.

This is improved property commonly known as 300 White Bridge Pike, Nashville, TN 37209 and the description is the same as in the prior deed of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $275,000.00.

James A Crossman
Affiant

Subscribed and sworn to before me this 26 day of December, 2012.

D D Childress
Notary Public

My commission expires: 7/6/2015.



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 except as set forth herein above.

And Grantor does further covenant and bind herself, her 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 caused this Deed to be executed this 19th day of December, 2012.

Bonnie Lee Kirby

STATE OF IL
COUNTY OF Cook

Before me, the undersigned, a Notary Public, in and for said County and State, duly commissioned and qualified, personally appeared Bonnie Lee Kirby, 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 she executed the same for the purposes therein contained.

WITNESS my hand and official seal at Chicago, IL, **this** 19th **day of** Dec., **2012.**

19th

Notary Public

My Commission Expires: July 2, 2016

OFFICIAL SEAL
FE C AQUINO
Notary Public - State of Illinois
My Commission Expires Jul 2, 2016