BILL GARRETT, Davidson County
Trans:T20130054932 DEEDWARR
Recvd: 06/28/13 10:19 3 pgs
Fees:18.00 Taxes:4625.00
20130628-0066618

This Instrument Was Prepared By:
Jack F. Stringham II
Bone McAllester Norton PLLC
Suite 1600
511 Union Street
Nashville, Tennessee 37219-1778

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
James A. Crossman **102 Woodmont Blvd., Suite 209** **Nashville, Tennessee 37205**	**Same**	**Map and Parcel:** **072-10-0-201.00**

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nashville Properties, Inc.,** a Texas corporation (the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto **James A. Crossman** (the "Grantee"), his heirs, successors and assigns, a certain tract or parcel of land situated within Davidson County, Tennessee, and being more particularly described as follows.

See Exhibit A

This is improved property, known as 2610-2622 Gallatin Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs, successors and assigns forever. Grantor does hereby release and relinquish unto Grantee, Grantee's heirs, successors and assigns forever, all of its right, title and interest in and to said property, and do hereby covenant to and with Grantee, his heirs, successors and assigns, to defend the title to the property herein conveyed against all persons lawfully claiming the same subject to those matters shown on Exhibit B ("Permitted Exceptions"). Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument this 27th day of June, 2013.

NASHVILLE PROPERTIES, INC.,
A Texas corporation

By: _____
Roberto P. Delgado, Vice-President

STATE OF TEXAS)
COUNTY OF Harris)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Roberto P. Delgado, as Vice President of Nashville Properties, Inc., a Texas corporation with whom I am personally acquainted, and who, upon oath, acknowledged that he as such officer executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such officer.

WITNESS my hand and seal at office, in Houston, Texas, this 26 day of June, 2013.

_____
Notary Public

My Commission Expires:
9-30-2014

BONNIE MICHELE BINGHAM
Notary Public, State of Texas
My Commission Expires
September 30, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $1,250,000.00.

_____
Affiant

Subscribed and sworn to before me,
this 27th day of June, 2013.

_____
Notary Public

My Commission Expires: 11/3/15

GERALD G. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

{00929958.1 }

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Division of Mrs. Lucinda Litton's Land, of record in Book 421, Page 108, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of the Gallatin Road at the northwest corner of the Cahal Subdivision; thence, North 87 degrees East 1003-1/4 feet to a stone; thence, North 39 degrees East 65 feet to the southeast corner of Lot No. 2 in said plan; thence, with same North 70-1/2 degrees West 984-1/2 feet to the center of Gallatin Road; thence, with the center of said Road, South 19-1/4 degrees West 347.5 feet to the BEGINNING, containing 4-1/2 acres, more or less, including but excluding therefrom the right-of-way of the Gallatin Interurban Railway (now abandoned) adjoining Gallatin Road.

Being the same property conveyed to NASHVILLE PROPERTIES, INC., A TEXAS CORPORATION, by deed from ROBERT E. DUNN, III, JAMES MCEWEN DUNN AND DAVID H. BYRON, JR., of record in Instrument No. 20120604-0048462, dated June 1, 2012, said Register's Office.

Exhibit B

Permitted Exceptions

1. Real property taxes for the year 2013 which have been prorated and will be paid by the Grantee.

2. Matters shown on the Plan of record in Book 421, Page 108, said Register's Office.

3. Easement for a sanitary sewer of record in Book 3312, Page 312, said Register's Office.

4. Right-of-Way of Gallatin Road Interurban Railway (now abandoned) adjoining Gallatin Road as set forth in the deed of record in Book 2106, Page 401, said Register's Office.

5. Easement for the right-of-way of Gallatin Road as stated in the Instruments of record in Book 2106, page401 and Book 6033, page 110, said Register's Office.