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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Virgil G. Titus & wife (NAME)	Security Pacific Mortgage Corp. (NAME)	52-2
547 Carmel Ave. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2450 (STREET ADDRESS)	Par. 73 &
Madison, Tennessee 37115 (CITY) (STATE) (ZIP CODE)	Denver, Colorado 80211 (CITY) (STATE) (ZIP CODE)	11D 46500

WARRANTY DEED

For and in consideration of the sum of $10.00 -
Ten and no/100 - DOLLARS

Cash in hand paid by Virgil G. Titus and wife, Mary H. Titus, and other good and valuable consideration, the receipt of which is hereby acknowledged and the assumption of the unpaid balance of a note dated June 27, 1979, in the original sum of $27,150.00, to secure Tennessee Housing Development Agency, payable according to the terms and conditions therein, and secured by a Deed of Trust executed by Jeffrey C. Crouch and wife, Valerie Crouch to Luis Del Mazo, Trustee, of record in Book 5458, Page 735, and re-recorded in Book 5475, Page 293, Register's Office for Davidson County, Tennessee, which said unpaid balance of said indebtedness, the said Virgil G. Titus and wife, Mary H. Titus, do hereby assume and agree to pay, we,

JEFFREY C. CROUCH AND WIFE VALERIE CROUCH

have bargained and sold, and by these presents do transfer and convey unto the said
VIRGIL G. TITUS AND WIFE MARY H. TITUS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot #35 and the westerly 10 feet of Lot #34, Block "D", on the revised plan of Rainbow Terrace, of record in Book 1130, Page 85, Register's Office for said County.

Said Lot #35 and part of Lot #34 front together 60.0 feet on the northerly margin of Carmel Avenue and extend back between parallel lines 145.0 feet to a dead line.

Being the same property conveyed to Jeffrey C. Crouch and wife, Valerie Crouch by Deed from Donald E. Boo and wife, Jo Anna Boo, of record in Book 5458, Page 732, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 647 (House Number) Carmel Avenue (Street)
(P. O. Address) Madison, Tennessee (City or Town) 37115 (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of March, 19 80.

Jeffrey C Crouch
Valerie Crouch

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey C. Crouch and wife Valerie Crouch

the bargainor, s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 29th day of March, 19 80.

My commission expires July 17, 1983 Notary Public Lloyd W. Pate

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ $31,700.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Virgil G. Titus

Sworn to and subscribed before me
this 29th day of March, 19 80.

My commission expires July 17, 1983 Notary Public Lloyd W. Pate

This instrument was prepared by:
Frank P. Reynolds. Attorney, 216 Third Avenue, North, Nashville, Tn. 37201
Name Address

WARRANTY DEED

FROM JEFFREY C. CROUCH & WIFE, VALERIE CROUCH

TO VIRGIL G. TITUS & WIFE, MARY H. TITUS

F 83236

IDENTIF. REFERENCE

APR 2 11 22 AM '80

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

1269 04/22 BK/PG Check

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			31700.00- CO	
			82.42 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	88.92-
			1249A04/02/80 CHG	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 83236

IDENTIFICATION REFERENCE

APR 2 11 22 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 750243