THE TRUSTEE PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
James P. Crouch
6313 Percy Drive
Nashville, TN. 37205

SEND TAX BILLS TO:
COMMERCE UNION BANK
One Commerce Place
Real Estate Division
Nashville, TN. 37239

MAP-PARCEL NUMBERS:
MAP 129-12
PARCEL 16
7DZ-36804

WARRANTY DEED

BOOK 6410 PAGE 563

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES D. HUDDLESTON, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES P. CROUCH and wife, CELESTE T. CROUCH hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 210 on the plan of Section 1, Warner Park Valley, of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

SAID Lot No. 210 fronts 108.0 feet on the easterly margin of Percy Drive and extends back 171.6 feet on the northerly line and 135.17 feet on the southerly line to a dead line in the rear, measuring 110.6 feet thereon.

BEING the same property conveyed to James D. Huddleston, unmarried, by deed from John W. Wade and wife, Lynda A. Wade, of record in Book 6320, page 921, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3466, page 89, and amended in Book 3577, page 511, and Book 3702, page 465, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of James D. Huddleston by Helen Housman as his Attorney in Fact pursuant to a Power of Attorney which is being recorded prior to this instrument. The Affidavit of said Attorney in Fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (un)improved property, known as 6313 Percy Drive, Nashville, TN. 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 23rd day of October, 1984.

James D. Huddleston

James D. Huddleston
BY: Helen Housman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: ~~June 1, 1987~~

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 6410 PAGE 564

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 83,900.00.

_____
Affiant

Subscribed and sworn to before me, this the 23rd day of October, 19 84.

My Commission Expires: Nov 1, 1987

_____
Notary Public

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 Helen Housman with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of James D. Huddleston as his Attorney in Fact as the free act and deed of the within named James D. Huddleston.

Witness my hand and official seal at Nashville, Tennessee, the 23rd day of October, 1984.

_____
Notary Public

My Commission expires:

Nov 1, 1987

WARRANTY DEED

from:

James D. Huddleston, unmarried

to:

James P. Crouch, et ux

Return to:

cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

BOOK 6410 PAGE 565

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Helen Housman

Affiant Helen Housman

Sworn to and subscribed before me this 23rd day of October, 19 84.

Notary Public

My Commission Expires: Nov 4 1987

NOTARY PUBLIC AT LARGE STATE OF IL

IDENTIFICATION REFERENCE

Oct 24 2 16 PM '84

FELIX A. MILLER REGISTER DAVIDSON COUNTY, TN

I 5 8 7 6 7.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6410 PAGE 566

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

83900.00- CAMT.
218.14 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 227.64-
1396A10/24/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 8 7 6 7

T. IDENTIF. REFERENCE

Oct 24 2 16 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0079619