This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8526 PAGE 165

ADDRESS NEW OWNER:
Don C. Crouch, Lynn Ann Crouch
Paul Varble, and Nicole Varble
3665 Knight Road
Whites Creek, TN 37189

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Glendale Federal Bank
P. O. Box 85366
San Diego, CA 72186-5366

MAP AND PARCEL:
MAP 83-5
PARCEL 171
19W-18230

5909 01/10 0101 03CHECK 59.17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Walter Davis and wife, Myra Davis hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Don C. Crouch and wife, Lynn Ann Crouch and Paul Varble and wife, Nicole Varble, each couple with a 1/2 undivided interest, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the easterly one-third of Lot No. 3 in the Subdivision of Patrick O'Donnell Property in the old 18th Civil District of said County, of record in Chancery Court Book 2, Page 37, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 3 fronts 48 1/3 feet on the southerly side of Mansfield Avenue and runs back between parallel lines 188.47 feet on the east line and 188.19 feet on the west line to the center of an alley in the rear.

Being the same property conveyed to Walter Davis and wife, Myra Davis, by deed from James D.Jones and wife,Linda G.Jones and Charles L. Stevens and wife ,Amy F. Stevens of record in Book 7506, Page 243, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Except for a certain mortgage to Glendale Federal Bank, recorded in Book 4552, page 933, of the records of Davidson County, Tennessee, the unpaid balance of which the Grantee(s) hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantee(s) also jointly and severally assume the obligations of the Grantor under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the Guaranty or insurance of the indebtedness above mentioned. The escrow account and insurance to be transferred to Grantee(s). This conveyance is subject to the unpaid balance on the existing mortgage held by Metropolitan Federal of record in Book 6784, Page 82, said Register's Office.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office. Right of way easement for alley in rear of property.

This is improved property known as 1022 Mansfield Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Don C. Crouch and wife, Lynn Ann Crouch, and Paul Varble and wife, Nicole Varble, their heirs and assigns, forever; and we, Walter Davis and wife, Myra Davis 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 7th day of January, 1992.

Walter Davis

Myra Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Walter Davis and wife, Myra Davis the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of January, 1992.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 14,123.97.

AFFIANT

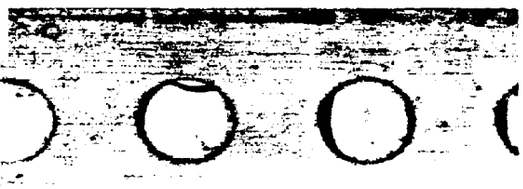
Subscribed and sworn to before me this 7th day of January, 1992.

NOTARY PUBLIC
My Commission Expires: 5/22/93

7.5.8.2.0.

IDENTIFICATION REFERENCE

JAN 10 1 48 PM '92



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CC 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



CAMT	14123.97
CON TX	52.17
PRFEE	1.00
WDEED	6.00
TOTAL	59.17
CHECK	59.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/10/92 01 13:49 0001 5909

7.5 8.2 0.

IDENTIFICATION REFERENCE

JAN 10 1 48 PM '92

No. A00017