BOOK 9518 PG 281

Box 40 - B

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,900.00

Kevin D. Crutcher
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE DAY OF November 19 94

Pamela R. Parker
NOTARY PUBLIC

My Commission expires: 3/22/96

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, Tennessee. 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kevin Crutcher (NAME)	Kevin Crutcher (NAME)	Map 92-9
439 37th Avenue North (ADDRESS)	439 37th Avenue North (ADDRESS)	Parcel 195
Nashville, Tennessee. 37209 (CITY) (STATE) (ZIP)	Nashville, Tennessee. 37209 (CITY) (STATE) (ZIP)	11W-80360

SPECIAL
Warranty Deed

For and in Consideration of the sum of $ 14,900.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

KEVIN D. CRUTCHER, a single person

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **County, Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, being Lot No. 39 on the Map of W.R. Wilson Tract, of record in Book 332, page 161, Register's Office for said County.

Said Lot No. 39 fronts 50 feet on the westerly side of 37th Avenue North (formerly Willie Street) and runs back 124.2 feet on the north line and 126.9 feet on the south line to an alley measuring 50 feet thereon.

Being the same property conveyed to Associates Financial Services Company of Tennessee, Inc by deed from Robert F. Doyle, Substitute Trustee of record in Book 9190, page 593, said Register's Office.

Said Grantor does specially warrant and will forever defend said title against all persons lawfully claiming or to claim the same by, through or under Associates Financial Services Company of Tennessee, Inc., but not otherwise. The improvements on the above described property are being sold in "AS IS" condition. The 1994 County Land Taxes have been prorated between the parties and the Grantee assumes and agrees to pay same when due and payable.

NOT ACCEPTABLE FOR RECORDING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is unimproved ( ) improved (X) property, known as 439 37th Avenue North, Nashville, Tennessee. 37209
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hands this 8th day of November, 19 94.

ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC.

BY: M. B. McCoy
M. B. McCoy, Asst Vice-President

Mary Ott
Mary Ott, Asst. Sec.

Perry

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____
_____
_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____
_____
_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____
_____
_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

08216

IDENTIFICATION REFERENCE

94 NOV 11 AM 11:11
FELIX E. DAVIDSON
DAVIDSON COUNTY

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TEXAS }
County of DALLAS }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared M. B. McCoy, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the Asst. Vice-President of Associates Financial Services Company of Tennessee, Inc., the within named bargainor, a corporation (or partnership), and that she, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by herself as such officer (or partner).

Witness my hand and official seal at office this 8th day of November, 19 94.

My Commission expires: 8-6-97

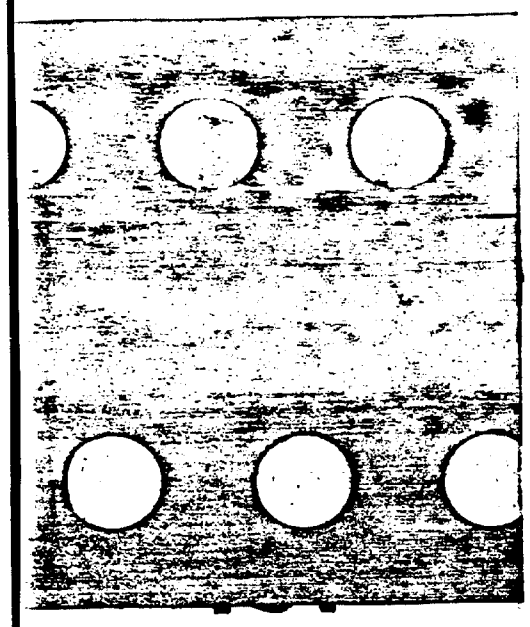
BARBARA M. YUNKER
MY COMMISSION EXPIRES
August 6, 1997

Barbara M. Yunker
Notary Public

$55.11/11 01P1 03CHECK

64-13





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

CAMT 14900.00
CON TX 55.13
PRFEE 1.00
WDEED 8.00
TOTAL 64.13
CHECK 64.13

11/11/94 01 10:36 0001 3215

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08216
IDENTIF. ↑ REFERENCE

94 NOV 11 AM 9:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 853304