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BOOK 9658PG887

This Instrument Prepared By:
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
1700 Nashville City Center
511 Union Street
Post Office Box 190613
Nashville, Tennessee 37219
(615) 726-5600

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
David Bruce Amiot and wife, Carolyn Engel Amiot	same	116-6-35
106 Bonaventure Place		
Nashville, Tennessee 37205		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, I, JANE S. CROUCH, as surviving tenant by the entirety ("Grantor"), have bargained and sold and do hereby transfer and convey unto DAVID BRUCE AMIOT and wife, CAROLYN ENGEL AMIOT, as tenants by the entireties ("Grantees"), their heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Bonaventure Place, of record in Book 5200, pages 424 and 425, as revised in Book 5200, pages 448 and 449, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Hubert A. Crouch, Jr. and wife, Jane S. Crouch by deed from Wesley D. Turner, Trustee, of record in Book 6246, page 219, Register's Office for Davidson County, Tennessee, the said Hubert A. Crouch, Jr. having died on January 28, 1993.

This is improved property known as 106 Bonaventure Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantees, their heirs and assigns, forever.

AND Grantor does hereby covenant with Grantees that she is lawfully seized and possessed of the Property in fee simple; that she has good right to sell and convey the same; and that the same is unencumbered, except for the following:

1. City of Belle Meade and Davidson County Real Property Taxes for 1995 and subsequent years, liens which are not yet due and payable. Real Property Taxes for 1995 have been prorated and assumed by Grantees.

2. Sanitary Sewer Easement of record in Book 6148, page 254, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, and Restrictions for Bonaventure Place, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5901, page 295, said Register's Office. Said restrictions were amended by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bonaventure Place of record in Book 9489, page 922, as re-recorded in Book 9511, page 811, said Register's Office.

4. Matters shown on the plan of record in Book 5200, pages 424 and 425 and in Book 5200, pages 448 and 449, said Register's Office.

AND Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28 day of April, 1995.

Jane S. Crouch

JANE S. CROUCH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $895,000.00.

AFFIANT

Subscribed and sworn to before me this 20th day of April, 1995.

NOTARY PUBLIC

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, Jane S. Crouch, the within named bargainor, 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 for the purposes therein contained.

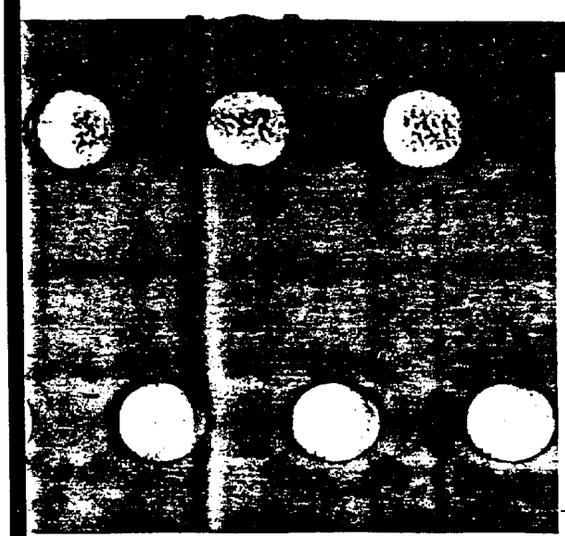
WITNESS my hand, at office, this 28th day of April, 1995.

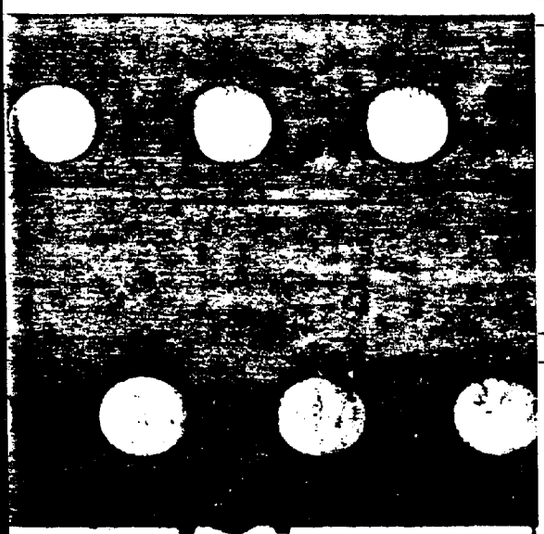
NOTARY PUBLIC

My Commission Expires:
3-21-98

56288
IDENTIFICATION REFERENCE

95 MAY -1 AM 11:12
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
5083 05/01 0101 03CHECK 3324.50





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

RECEIVED OF _____

FOR _____

BOOK 9658 PG 890

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 895000.00
CON TX 3311.50
PRFEE 1.00
WDEED 12.00
TOTAL 3324.50
CHECK 3324.50

05/01/95 01 11:14 0001 6083

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56288
IDENTIF. ← REFERENCE

95 MAY -1 AM 11:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905510