This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:
Dorothy Crouch
1001 Stockell Street
Nashville, Tennessee 37207

SEND TAX BILLS TO:
Same

BOOK 9684 PG 911

WARRANTY DEED

(Map/Parcel No. 82-03-0/209.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor, the undersigned, JEANETTE BIRDWELL, an unmarried person, who acquired title as JENNETTE M. BIRDWELL, as surviving tenant by the entirety, has bargained and sold and does hereby transfer and convey unto DOROTHY CROUCH, an unmarried person, her heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being the south 50 feet of Lot No. 38 on the Map of Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, page 40, Register's Office for said County.

SAID part of said lot fronts 50 feet on the easterly side of Stockell Street and runs back between parallel lines, along the northerly margin of Vaughn Street, 170 feet to an alley.

BEING the same property conveyed to Clarence E. Birdwell and wife, Jennette M. Birdwell by quitclaim deed from Cleveland A. Birdwell, of record in Book 6384, page 367, said Register's Office. The said Clarence E. Birdwell, also known as Clarence E. Birdwell, Sr., having since died.

Jennette M. Birdwell and Jeanette Birdwell are one and the same person.

This conveyance is made subject to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This instrument is executed in behalf of Jeanette Birdwell, Grantor, by Jean Coleman, as her attorney-in-fact pursuant to a Uniform Durable General Power of Attorney of record in Book 9661, page 326, Register's Office for Davidson County, Tennessee. The affidavit of said attorney-in-fact is attached as Exhibit "A" to this deed and incorporated herein by reference.

This is improved property known as: 1001 Stockell Street, Nashville, TN 37207

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein and for the 1995 real property taxes which will be prorated at closing and assumed by the Grantee.

GRANTOR FURTHER COVENANTS and binds Grantor, her heirs and assigns, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 22nd day of May, 1995.

Jeanette Birdwell
Jeanette Birdwell

By Jean Coleman attorney in fact
by: Jean Coleman, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Jean Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be the attorney-in-fact for Jeanette Birdwell, the within named bargainor, by Uniform Durable General Power of Attorney instrument dated May 1, 1995 of record in Book 9661, page 326, Register's Office for Davidson County, Tennessee, and that she as such attorney-in-fact executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 22nd day of May, 1995.

Carol A. Pike
NOTARY PUBLIC

My Commission Expires: 9-16-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $35,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dorothy Crouch
Affiant

Subscribed and sworn to before me this 22nd day of May, 1995.

Carol A. Pike
NOTARY PUBLIC

My Commission Expires Sept. 16, 1995

My Commission Expires:_____

BOOK 9684 PG 913

EXHIBIT "A"

AFFIDAVIT

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 to 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.

Jean Coleman
JEAN COLEMAN, Affiant

Sworn and subscribed before me this 22nd day of May, 1995.

Carol A. Pike
Notary Public

My Commission Expires: 9-16-95

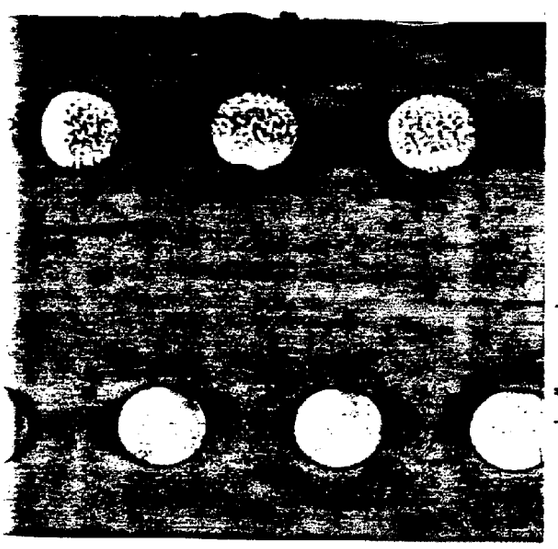


0065152
IDENTIF. & REFERENCE

95 MAY 31 AM 9:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5856 05/31 0101 03CHECK 143.24

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



RECEIVED OF _____

FOR _____

BOOK 9684 PG 914

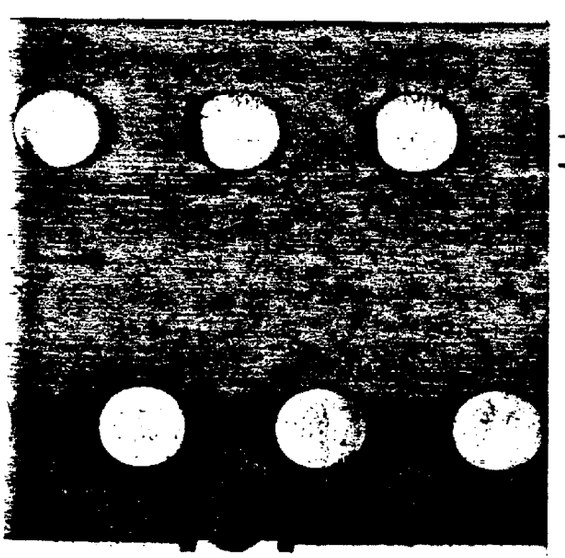
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 35200.00
CON TX 130.24
PRFEE 1.00
WDEED 12.00
TOTAL 143.24
CHECK 143.24

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/95 01 09:01 0001 5856



0065152
IDENTIF. ↑ REFERENCE

95 MAY 31 AM 9:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915175