BOOK 10177 PG 557

59B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,900.00

Barbara Ann Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF August, 19 96

Regina E. Eggleston
Notary Public

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

N0896-696L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Ann Reed (NAME)	AMERICAN MORTGAGE SOURCE (NAME)	MAP 82-3
911 North 5th Street (ADDRESS)	2530 Scottsville Road, Suite 1 (ADDRESS)	PARCEL 522
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Bowling Green, KY 42104 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kevin D. Crutcher and Titus Cunningham, both unmarried persons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara Ann Reed and husband, Leroy Reed, Jr.

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:

LAND in Davidson County, Tennessee, being Lot No. 34 on the Map of Wills-Sharpe and Crutcher's Addition of record in Book 57, Page 82, Register's Office for said County.

SAID Lot No. 34 fronts 50 feet on the east side of North 5th Street and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Kevin D. Crutcher and Titus Cunningham, both unmarried persons by deed from Louis A. Alexander, unmarried of record in Book 9536, Page 243, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

0221052

IDENTIF. & REFERENCE

96 SEP -4 PM 12:37
FELIX C. NELSON, REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( ) property, known as 911 North 5th Street, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of August, 19 96

Kevin D Crutcher
Kevin D. Crutcher

Titus Cunningham
Titus Cunningham

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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 Kevin D. Crutcher and Titus Cunningham, both unmarried persons

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 19 96.

Commission expires November 28, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

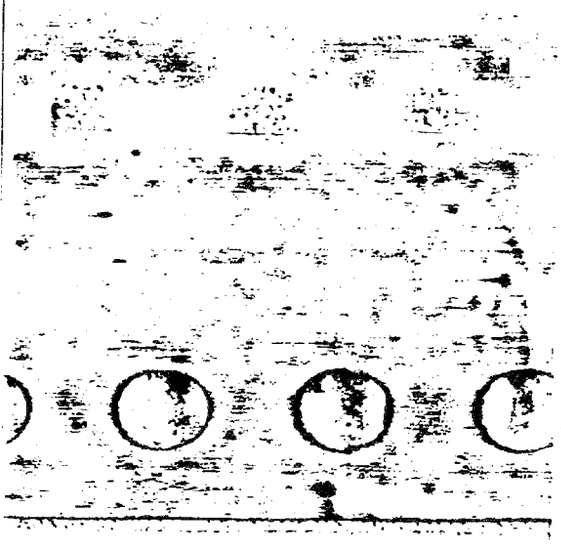
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

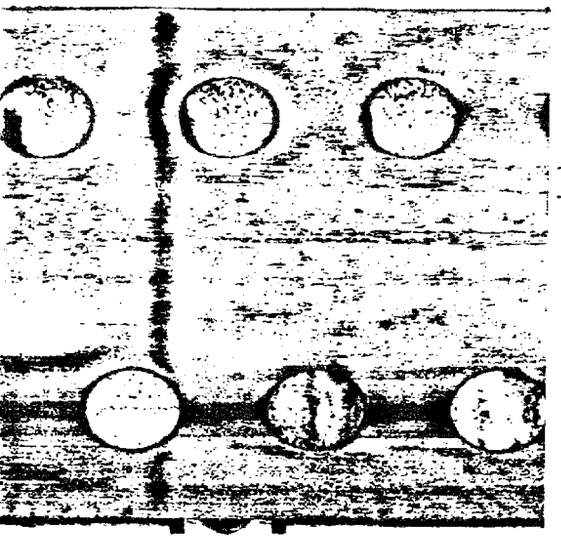
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

3986 09/04 0101 03CHECK 245.4





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10177 PG 559

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 63900.00
				CON TX 236.43
				PRFEE 1.00
				WDEED 8.00
				TOTAL 245.43
				CHECK 245.43
09/04/96	01			12:39 0001 3986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221052
IDENTIF. # REFERENCE

96 SEP -4 PM 12:3

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1026488