BOOK 10729 PG 52 Box 61

INSTRUMENT PREPARED BY: FILE #:
T-5731-CRUTCHER

FIRST TITLE CORPORATION
1800 BUSINESS PARK DRIVE, STE 102
CLARKSVILLE, TN 37040

WARRANTY DEED

NEW OWNER NAME: Willie L. Crutcher	SEND TAX BILL TO: Willie L. Crutcher	MAP PARCEL NUMBER: 081-11-0/436.00
STREET ADDRESS: 1709 12th Avenue North	STREET ADDRESS: same	
CITY STATE ZIP Nashville, TN 37208	CITY STATE ZIP	

THIS INDENTURE, made and entered into this 16th day of December, 1997, by and between Kenneth A. Jenkins, unmarried, party of the first part, and Willie L. Crutcher and wife, Margaret Crutcher parties of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, to-wit:

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the north half of Lot No. 185 on the Map of D.T. McGavock et al, of record in Book 21, Page 41, Register's Office for said County.

SAID part of said Lot No. 185 fronts 50 feet on the westerly side of 12th Avenue North and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Kenneth A. Jenkins, by deed of record in Deed Book 9816, Page 719, Register's Office for said County.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Kenneth A. Jenkins

0382327
IDENTIF. ↑ REFERENCE

97 DEC 19 PM 1:33

ACKNOWLEDGEMENT PAGE OF WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness by hand, at office, this 16th day of December, 1997.

My Commission Expires:

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Patricia Kay Neal
Notary Public

My Commission Expires MAY 30, 1999

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 $55,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of December, 1997.

Patricia Kay Neal
Notary Public

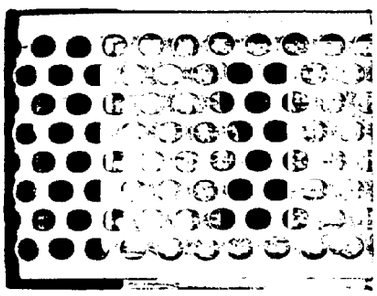
My Commission Expires:

PROPERTY ADDRESS
1709 12th Avenue North
Nashville, TN 37208

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

3611 12/19 0101 03CHECK 212.50



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

RECEIVED OF _____

FOR _____

BOOK 10729 PG 54

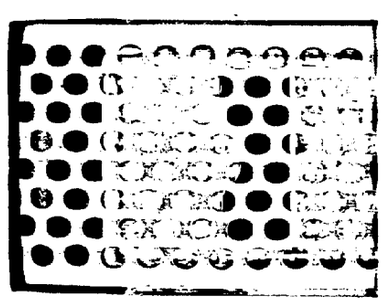
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

12/19/97 01 13:41 0001 3611

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0382327
IDENTIF. # REFERENCE

97 DEC 19 PM 1:33

No. 1234348