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THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 87,000.00

Heather A Crouch
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 15th day of October 1998

Mitchell A Watts
Notary Public

My Commission Expires: 9-24-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
HEATHER A. CROUCH 1312 Gartland Avenue Nashville, Tennessee 37206	SAME	MAP 83-9 PARCEL 66

5271 10/19 0101 03CHECK 332.90

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SEVEN THOUSAND AND NO/100---------- ($ 87,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, CAROL MENUEZ BARACH, MARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto HEATHER A. CROUCH, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly one-half of Lot No. 7 of Block No. 2 in D.H. Bailey's Subdivision of part of Andrew Allison property a plan of which is of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

SAID easterly one-half of Lot No. 7 fronts 50.0 feet on the south side of Gartland Avenue and runs back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to Carol Menuez Barach by deed from Charles S. Sanger, Successor Trustee, of record in Book 10458, page 113, and as re-recorded in Book 10460, page 160, Register's Office for Davidson County, Tennessee.

John Paul Barach, spouse of Carol Menuez Barach, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 1312 Gartland Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of D.H. Bailey's S/D of part of Andrew Allison property of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTs and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of October, 19 98.

Carol Menuez Barach
CAROL MENUEZ BARACH

John Paul Barach
JOHN PAUL BARACH

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 CAROL MENUEZ BARACH and JOHN PAUL BARACH, the bargainors, 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 this 15th day of October, 19 98.

Mitchell A Watts
Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 _____.

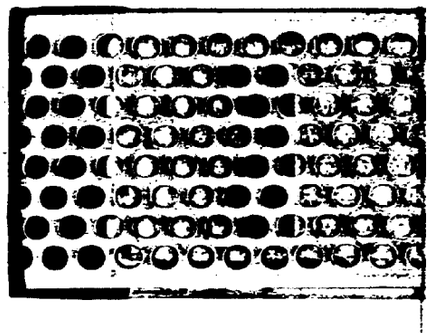
Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

_____
Notary Public

0501518
IDENTIF. + REFERENCE

98 OCT 19 PM 3:12
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

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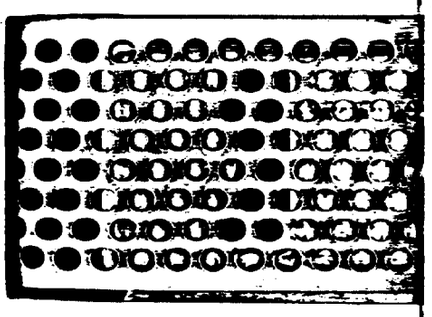
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 87000.00
CON TX 321.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 332.90
CHECK 332.90

10/19/98 01 15:15 0001 5271

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0501518
IDENTIF. ↑ REFERENCE

98 OCT 19 PM 3:12
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1360487