File Box 24

WARRANTY DEED

BOOK 11612 PAGE 961

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August 1999

Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Huffine	America's Wholesale Lender	MAP 71-7
(NAME)	(NAME)	
P.O. Box 153	4500 Park Granada	PARCEL 171
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070	Calabasas, California 91302-1613	12DZ 50850
(CITY) (STATE) (ZIP)	(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, Don C. Crouch and wife, Lynn Crouch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Huffine

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:

BEING Lot 15, Map of the Resubdivision of I.D. Luton's Addition on Meridian St., of record in Book 974, Page 55, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Don Carlton Crouch and wife, Lynn Ann Crouch by deed from Faye Overall Freels and husband, Brian K. Freels of record in Book 7576, Page 186, and Deed of Correction in Book 7838, Page 320, Register's Office, Davidson County, Tennessee.

Don Carlton Crouch and Don C. Crouch is one in the same person.

Lynn Ann Crouch and Lynn Crouch is one in the same person.

This is the same description as in previous deed of record.

Harold Reeves executed this instrument on behalf of Don C. Crouch and wife, Lynn Crouch pursuant to a Power of Attorney which is being placed of record currently herewith.

This conveyance is subject to any and all easements, if any.

unimproved ( )
This is improved (X) property, known as 1715 A & B Luton Avenue, Nashville, TN 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 6th day of August 1999

Don C. Crouch
By: Don C. Crouch by Harold Reeves Attorney in Fact
Harold Reeves, Attorney-in-fact

Lynn Crouch
By: Lynn Crouch by Harold Reeves Attorney in Fact
Harold Reeves, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
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 _____ _____.

My commission expires _____

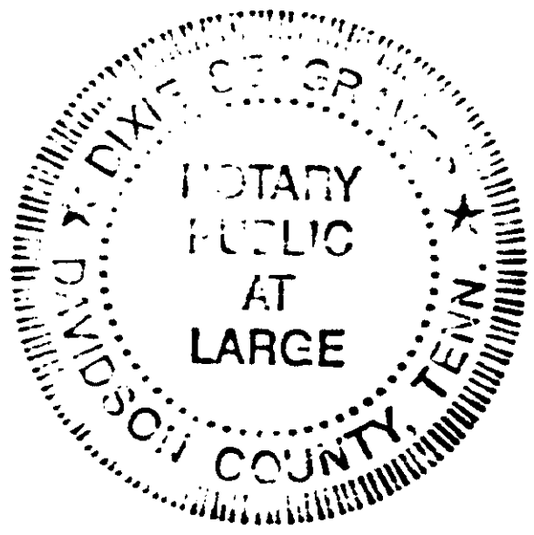
_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold Reeves as Attorney-in-Fact for Don C. Crouch and wife, Lynn Crouch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of August, 1999.

Notary Public
NOTARY PUBLIC

My Commission Expires: 1-26-2002



99 AUG 10 AM 9:04
0622367
IDENTIF. → REFERENCE
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
4005 08/10 0101 02CHECK 240.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11612 PAGE 963

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0622367
IDENTIF. ↑ REFERENCE

99 AUG 10 AM 9:04

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	62000.00
CON TX	229.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	240.40
CHECK	240.40

08/10/99 01 09:03 0001 4005

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502184