Box 40-A

# WARRANTY DEED

BOOK 11619 PAGE 392

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 258,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF August 19 99.
Notary Public
MY COMMISSION EXPIRES 4/6/09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| James P. Crouch | New Owner | MAP 118-2 |
| (NAME) | (NAME) | |
| 2501 White Avenue | | PARCEL 239 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | | |
| (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, Morad K. Dorani a/k/a Morad Dorani

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Crouch and Celeste T. Crouch

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:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

This conveyance is made subject to the real estate taxes for the current year which have been assumed by the Grantee, and such limitations, restrictions and easements as may affect the premises.

Wagma A. Dorani joins in the execution of this instrument to convey her interest in the property, including homestead rights, as spouse of Morad K. Dorani.

0624307
IDENTIF. + REFERENCE
99 AUG 13 PM 3:48
FILED IN THE OFFICE OF THE REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 2501 White Avenue, Nashville, TN 37204
(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.

08/13/99 0101 03CHECK 1069.50

Witness our hand s this 12th day of August 19 99

Morad K Dorani
Morad K. Dorani

Wagma A Dorani
Wagma A. Dorani

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 Morad K. Dorani a.k.a Morad Dorani and wife, Hagma A. Dorani

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 12th day of August, 1999.

Commission expires 9/18/99

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

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 85 on the north 3 feet of Lot No. 84 on the Plan of George I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's Office for said County, described as follows:

Beginning at the northeast corner of Lot No. 85 on said plan, being the point of intersection of the southerly margin of Iverness Avenue, formerly Westwood Avenue, and the westerly margin of White Avenue, formerly Sixth Avenue South; thence southeasterly with said margin of White Avenue 53 feet to a point in Lot No. 84 on said plan, said point being the northeasterly corner of property conveyed to Ewing Clouse, Trustee, by deed of record in Book 1133, page 113, said Register's Office; thence with the northerly property line of said Ewing Couse, Trustee, southwesterly 165 feet to a point in the easterly margin of an alley; thence northwesterly with the margin of said alley 53 feet to the southerly margin of Inverness Avenue; thence with the same easterly 165 feet to the point of beginning.

Being the same property conveyed to Morad K. Dorani a/k/a Morad Dorani by quitclaim deed from Phillip E. Jones and Marjorie G. Jones, of record in Book 7630, page 832, said Register's Office.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11619 PAGE 395

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0624307
IDENTIF. ↑ REFERENCE

99 AUG 13 PM 3:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | |
| | 285000.00 |
| CON TX | 1054.50 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 1069.50 |
| CHECK | 1069.50 |

08/13/99 01 15:47 0001 6085

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1506343