File Box 24

WARRANTY DEED

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

Robert Huffine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August 1999

Notary Public

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

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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Map

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 83-5
(NAME)	(NAME)	
P. O. Box 153	4500 Park Granada	PARCEL 439
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070	Calabasas, California 91302-1613	27W19283
(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 part of Lot No. 6 on the Plan of John Hobson Addition, of record in Book "L", Page 363, in the Office of the Circuit Court Clerk for Davidson County, Tennessee, and of record in Book 7554, Page 870, in the Register's Office, Davidson County, Tennessee; and further described according to a mortgage loan inspection by Campbell, McRae and Associates Surveying, Inc., 2424 21st Avenue South, Suite 201, Nashville, TN 37212, License No. 1673, dated July 20, 1999, as follows:

BEGINNING at a point in the centerline of Seymour Avenue, said point being the southeast corner of Don C. Crouch, of record in Book 7554, Page 885, Register's Office, Davidson County, Tennessee, and being the southwest corner of the herein described property; thence northwardly along Crouch's easterly line, 164.5 feet to a point; thence eastwardly 62.5 feet to a point in the westerly line of Elliott C. Stockard, of record in Book 10368, Page 133, said Register's Office; thence southwardly 164.5 feet to a point in the centerline of Seymour Avenue; thence westwardly along said centerline, 62.5 feet to the point of beginning.

Being the same property conveyed to Don C. Crouch and wife, Lynn Crouch by deed from Larry J. Lafferty of record in Book 7554, Page 870, Register's Office, Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1029 A & B Seymour Avenue, Nashville, TN 37206
(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 17th day of August 1999

Don C. Crouch
Don C. Crouch

Lynn Crouch
Lynn Crouch

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 Don C. Crouch and wife, Lynn Crouch

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 17th day of August 1999.

Commission expires 1-26-2002

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

E364 08/19 0101 03CHECK 240.40

0626447
IDENTIF. & REFERENCE
99 AUG 19 PM 3:17
ALL TAXES PAID AS REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06264447

IDENTIF. & REFERENCE

99 AUG 19 PM 3:17

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

08/19/99 01 15:17 0001 8364

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504393