This Instrument Prepared By:
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Nashville, TN 37217
(615) 361-6679

Instr:200001190006120 Page: 1 OF 2
REC'D FOR REC 01/19/2000 9:11:51AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $270.10

ADDRESS NEW OWNER:
Hernan Saravia and Miguel Jiron
3 Lutie Street
Nashville, Tennessee 37211

SEND TAX BILL:
GMAC Mortgage Corporation
100 Witmer Road
Horsham, PA 19044

MORTGAGEE: GMAC Mortgage Corporation
100 Witmer Road
Horsham, PA 19044

MAP AND PARCEL:
MAP 119-7
PARCEL 153
6DA-14220

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) 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 Hernan Saravia, unmarried, and Miguel Jiron, unmarried, as tenants in common, 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 No. 34, on the Plan of Rosewood Estates, Section Two, of record in Plat Book 4955, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Don C. Crouch and wife, Lynn Crouch, by deed from Ira B. Phelps and wife, Edwina Phelps of record in Book 7674, Page 874, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5176, Page 649, and Book 5264, Page 398, and such easements and setback lines of record in Plat Book 4955, Page 125, said Register's Office. Taxes for 2000 have been pro-rated and assumed by Grantee(s).

This is improved property known as 3 Lutie Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hernan Saravia and Miguel Jiron, as tenants in common, their heirs and assigns, forever; and we, Don C. Crouch and wife, Lynn Crouch 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 13th day of January, 2000.

Don C. Crouch

Lynn Crouch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Don C. Crouch and wife, Lynn Crouch 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 13th day of January, 2000.

NOTARY PUBLIC

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Ex[illegible], 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 73,000.00.

Miguel A Siron
AFFIANT

Subscribed and sworn to before me this 14th day of January, 2000.

NOTARY PUBLIC
My Commission Expires:

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2002