File Box "24"

Instr:200004050034144 Page: 1 OF 2
REC'D FOR REC 04/05/2000 9:58:40AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $217.93

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ~~ACTUAL~~ CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,900.00

Rubie N Thomas Prase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 3-23-2002
(AFFIX SEAL)

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
Rubie N. Thomas-Prase (NAME)	America's Wholesale Lender (NAME)	MAP 71-15
140 Marie Street (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 23
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Calabasas, California 91302-1613 (CITY) (STATE) (ZIP)	12DA 25385

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 Rubie N. Thomas-Prase, unmarried

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 75, Eastmoreland Subdivision, of record in Book 161, Page 170, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Don C. Crouch and wife, Lynn Crouch by deed from Edward O. Hill and wife, Bette Yvonne Hill of record in Book 8181, Page 420, Register's Office, Davidson County, Tennessee.

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

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

unimproved ( )
This is improved (X) property, known as 140 Marie Street, 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 31st day of March, 2000

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 31st day of March, 2000.

Lisa D. Brown
NOTARY PUBLIC

My Commission Expires: 3-23-2002

