File Box #24

Instr:200005150048317 Page: 1 OF 2
REC'D FOR REC 05/15/2000 8:14:16AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $184.63

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 49,900.00

Vickie G. Talley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF May 2000

Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(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
Vickie G. Talley (NAME)	Amerivest Mortgage (NAME)	MAP 71-11
338 Edith Avenue (ADDRESS)	51 Century Blvd., Ste. 111 (ADDRESS)	PARCEL 86
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	12DZ51305

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 Vickie G. Talley, a married woman

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 2, on the plan of The Ogden Property as of record in Book 1, Pages 115 & 133, Chancery Court Clerk's Office for Davidson County, Tennessee and further described as follows:

BEGINNING at a point in the northerly margin of Edith Avenue, said point being the southeast corner of the herein described tract; thence in a northerly direction, 158 feet to a point; thence in a westerly direction, 58.5 feet to a point; thence in a southerly direction, 163 feet, more or less, to a point in the northerly margin of Edith Avenue; thence easterly along Edith Avenue, 55 feet to the point of beginning.

Being the same property conveyed to Don Crouch and wife, Lynn Crouch by deed from Phillip Henderson of record in Book 5518, Page 583, Register's Office, Davidson County, Tennessee.

Harold Reeves executed this instrument on behalf of Don C. Crouch and wife, Lynn Crouch pursuant to a Power of Attorney of record in Instr. #200004050034141, Register's Office, Davidson County, Tennessee.

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

CONTINUED

unimproved ( )
This is improved (X) property, known as 338 Edith 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 11th day of May, 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 _____ _____

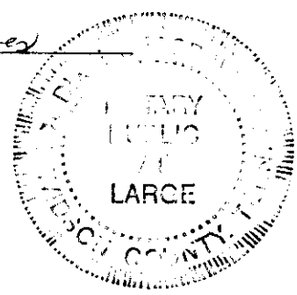
Notary Public

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 11th day of May, 2000.

Phipps Seagraves
NOTARY PUBLIC

My Commission Expires: 1-26-2002



LEGAL DESCRIPTION CONTINUATION

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

This conveyance subject to such easements, setback lines, and restrictive covenants of record in said Register's Office.