Return To:
First Title Corporation
d/b/a First National Financial
Title Services, Inc.
115 East Main Street, Suite C-2
Lebanon, TN 37087
Phone 615-547-0471 Fax 615-547-0473

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 39776 FILE BOX "T"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/01 14:48 2pgs
Fees:11.00 Taxes:364.45
20010504-0046395

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF MAY, 2001.

JAMES H. BOYD JR. NOTARY PUBLIC AT LARGE TENN. DAVIDSON CO.

Notary Public

My Commission Expires October 13, 2001

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
Michael J. Crouch **219 Theodore Road** **Nashville, Tennessee 37214**	**SAME**	**84-14-89**

FOR AND IN 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 **I, ALYSSA L. O'BRIAN, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL J. CROUCH, 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:

LAND in Davidson County, Tennessee, being Lot No. 55 on the map of Walnut Grove Subdivsion, as of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

SAID Lot No. 55 fronts 77 feet on the northeasterly side of Theodore Road and runs back 155 feet on the northwestelry line and 156.5 feet on the southeasterly line to a dead line in the rear and measures 77 feet thereon.

BEING the same property conveyed to Alyssa L. O'Brien, Unmarried, by deed from Jeffrey S. Wright, Unmarried, of record in Book 11685, Page 191, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **219 Theodore Road, Nashville, Tennessee 37214**
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 MY HAND THIS 2nd DAY OF MAY, 2001.

Alyssa L O'Brien by Richard Bryan AIF

ALYSSA L. O'BRIEN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 2nd day of May, 2001, before me personally appeared RICHARD BRYAN to me known to be the person who executed the foregoing instrument in behalf of ALYSSA L. O'BRIEN, as her Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said ALYSSA L. O'BRIEN, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 2nd day of May, 2001.

NOTARY PUBLIC

My Commission Expires: 5/26/02