26B

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Lori E. Andrus	CITIBANK, F.S.B. (525) CLAYTON RD. MS 307 BALLWIN, MO	Map: 083-09-0 Parcel: 066.00
1312 Gartland	63011	
Nashville, TN 37206		10782

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

Davidson County DEEDWARR
Recvd: 08/20/01 15:21 3pgs
Fees:18.00 Taxes:466.20

20010820-0089785

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Heather A. Crouch, now known as Heather A. Crouch Brown, a married person ,(The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Lori Erin Andrus, ,an unmarried person** (The "Grantee"), her heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING the easterly one-half of Lot No. 7 of Block No. 2 in D. H. Bailey's Subdivision of part of Andrew Allison property a plan of which is of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

SAID easterly one-half of Lot No. 7 fronts 50.0 feet on the south side of Gartland Avenue and runs back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to Heather A. Crouch, unmarried, by Warranty Deed from Carol Menues Barach, a married person, of record in Book 11161, page 437, Register's Office for Davidson County, Tennessee.

William Todd Brown, husband of Heather A. Crouch, now known as Heather A. Crouch Brown, married, joins in this conveyance to convey any interests he may have in subject property, particularly any marital interest.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2001 and subsequent years.
2. Plan of record in Book 161, page 73, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as, 1312 Gartland, Nashville, TN 37206 .

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

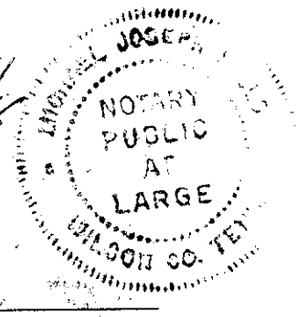
The actual consideration or value, whichever is greater for this transfer is $126,000.00

Affiant

Subscribed and sworn to before me this 14 day of August, 2001.

Notary Public

My Commission Expires: APRIL 28, 2002



TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of August, 2001.

Heather A. Crouch Brown

William Todd Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of August, 2001 before me personally appeared Heather A. Crouch Brown, and husband William Todd Brown, to me known to be the persons who executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of August, 2001.

NOTARY PUBLIC

My Commission Expires: APRIL 28, 2002

