Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/04 14:11 2pgs
Fees:13.00 Taxes:222.00
20040318-0030997

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $60,000.00

Affiant

Subscribed and sworn to before me this 17 day of March 2004

Notary Public
My Commission Expires

ALAN B. MALONEY NOTARY PUBLIC LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
TN Homebuyers, Inc.	SAME	82-30-295 82-03-294 82-03-209
P.O. Box 791		
Joelton, TN 37080		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dorothy E. Crouch**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **TN Homebuyers, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1: 1016 Pennock Avenue (082-030-295.00)

Being Lot No. 13 on the plan of George W. Stainbacks corrected Plan, of record in Plan Book 161, page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 13 fronts 50 feet on the West side of Pennock Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Dorothy Crouch, by deed from Edna Charlton, unmarried, on June 21, 1985, of record in Book 6609, page 938, Register's Office for Davidson County, Tennessee.

Tract 2: 1018 Pennock Avenue (082-030-294.00)

Being part of Lot No. 12 on the plan of George W. Stainback's Correction Plan of Lots of the Lucy H. Lindsley Tract, of record in Book 161, page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning at a point said point being the southwest corner of the above mentioned property; thence along the easterly margin of Alley 344 in a northerly direction a distance of 50 feet, more or less, to a point; thence along the northerly margin of said property in an easterly direction a distance of 5 feet, more or less, to a point; thence along a line parallel to the easterly margin of Alley 344 in a southerly direction a distance of 50 feet, more or less, to a point; thence along the southerly margin of said property in a westerly direction a distance of 5 feet, more or less, to the point of beginning and containing 250 square feet, more or less.

Being the same property conveyed to Jimmy B. Crouch and wife, Dorothy E. Crouch, by deed from Ben H. Watson and wife, Laura Watson, on October 27, 1962, of record in Book 3461, page 460, Register's Office for Davidson County, Tennessee. The said Jimmy B. Crouch having since died leaving said property to Dorothy E. Crouch by right of survivorship.

Tract 3: 1001 Stockell Street (082-030-209.00)

Being the south 50 feet of Lot No. 38 on the plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of lot fronts 50 feet on the easterly side of Stockell Street and runs back between parallel lines, along the northerly margin of Vaughn Street, 170 feet to an alley.

Being the same property conveyed to Dorothy Crouch, by deed from Jeanette M. Birdwell, on May 22, 1995, of record in Book 9684, page 911, Register's Office for Davidson County, Tennessee.

The properties are subject to the following:

- Durable Power of Attorney from Dorothy E. Crouch to Herndon Crouch of record in Instrument Number 20040304-0024517, Register's Office for Davidson County, Tennessee.

Tract 1: 1016 Pennock Avenue (082-03-295.00)

- Subject to all matters as shown on the Plan of record in Plan Book 161, page 141, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 4479, page 608, Register's Office for Davidson County, Tennessee.

Tract 2: 1018 Pennock Avenue (082-03-294.00)

- Subject to all matters as shown on the Plan of record in Book 161, page 141, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 4479, page 605, Register's Office for Davidson County, Tennessee.

Tract 3: 1001 Stockell Street (082-03-209.00)

- Subject to all matters as shown on the Plan of record in Book 332, page 40, Register's Office Davidson County, Tennessee.

This is improved property known as:
1016 & 1018 Pennock Avenue and 1001 Stockell Street, Nashville, TN 37207

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this March 17, 2004.

Dorothy E. Crouch

BY: Dorothy E. Crouch
Herndon Crouch, Attorney-in-fact
Herndon Crouch P.O.A

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared Herndon Crouch, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Dorothy E. Crouch, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Dorothy E. Crouch, the bargainor(s), by the said Herndon Crouch, as Attorney-in-Fact.

WITNESS my hand and seal, this 17 day of March, 2004.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC LARGE EXP. NOV 25, 2005 DAVIDSON COUNTY, TN