Davidson County DEEDWARR
Recvd: 04/12/06 15:13 3 pgs
Fees:18.00 Taxes:873.20

20060412-0042234

State of Tennessee
County of WILLIAMSON
The actual consideration or value whichever is greater is $236,000.00.

Subsribed and sworn before me this the 7th day of April, 2006.

Affiant

Notary Public MY COMMISSION EXPIRES: 3-30-10

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(Affix Seal)

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc. 600121

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Henry Crouch and wife, Amy Crouch
1409 Stratton Avenue
Nashville, TN 37206

Send tax bills to:
NEW OWNER

Map 83-5 Parcel 398

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

N. Ronald Shue

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Henry Crouch Jr and wife, Amy Crouch

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE ATTACHED EXHIBIT "A"

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 1409 Stratton Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 7th day of April, 2006.

N. Ronald Shue

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

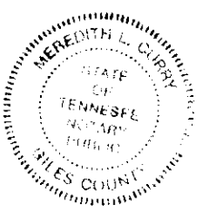
Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named N. Ronald Shue, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of April, 2006.

My commission expires:

_____

Meredith L Curry
Notary Public



MEREDITH L. CURRY
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
March 23, 2009

Loan Number: 1103241180

Date: AUGUST 2, 2004

Property Address: 1409 STRATTON AVENUE, NASHVILLE, TENNESSEE 37206

EXHIBIT "A"

LEGAL DESCRIPTION

A.P.N. #: MAP 83.05, PARCEL 398

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 8 ON THE MAP OF THE SUBDIVISION OF C. F. ORDWAY'S HOMEPLACE, AS OF RECORD IN BOOK 57, PAGE 88, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF STRATTON AVENUE 235 FEET EAST OF THE NORTHEAST CORNER OF STRATTON AVENUE, AND 14TH STREET, FORMERLY ORDWAY AVENUE, THENCE NORTHERLY ALONG A LINE PARALLEL WITH 14TH STREET, 177 FEET TO A POINT; THENCE EASTERLY AND PARALLEL WITH STRATTON AVENUE, 35 FEET TO THE WEST MARGIN OF AN ALLEY; THENCE SOUTHERLY ALONG WEST MARGIN OF SAID ALLEY 4 FEET TO AN ANGLE IN SAID ALLEY; THENCE EASTERLY AND ALONG THE SOUTHERLY MARGIN OF SAID ALLEY 23 FEET TO A POINT, THE NORTHWEST CORNER OF A LOT CONVEYED BY MRS. FANNIE V. MCBRIDE TO MRS. LILLIE M. RINLINGER, BY DEED OF RECORD IN BOOK 554, PAGE 69, OF SAID REGISTER'S OFFICE; THENCE SOUTHERLY AND WITH HER LINE 94 FEET TO A POINT; THENCE WITH HER LINE WESTERLY 3 FEET TO A POINT; THENCE WITH HER LINE SOUTHERLY 79 FEET TO THE NORTHERLY MARGIN OF STRATTON AVENUE, THENCE WESTERLY WITH THE NORTHERLY MARGIN OF STRATTON AVENUE, 55 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO N. RONALD SHUE, AN UNMARRIED PERSON BY DEED FROM CHARLES T. VAUGHN, AN UNMARRIED PERSON, DATED MAY 13, 1994, AND OF RECORD IN BOOK 9346, PAGE 200, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 1409 STRATTON AVENUE
NASHVILLE, TN 37206

NPS