BOOK 9874 PG 886

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| John E. Dunlap | PHH Mortgage Services Corporation | MAP and PARCEL |
| | Attn: Tax Dept. | |
| 127 Brockhampton Court | 6000 Atrium Way | 26-6-29 |
| Goodlettsville, TN 37072 | Mt. Laurel, NJ 08054 | |

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
Nashville, TN 37214 (Davidson County - Box 27B)

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Glen Freudenthal and Elizabeth Freudenthal, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **John E. Dunlap, unmarried, and Virginia Crutcher, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Windsor Green, Phase 1, Section No. 1, as of record in Book 6050, Page 158, said Register's Office.**

**BEGINNING at a point on the southeasterly margin of Brockhampton Court said point being the common front corners of Lots 128 & 127; thence running with the line between said lots South 68 deg. 51' 53" East, 33.37 feet to a point; thence North 71 deg. 58' 12" East, 70.00 feet to a point; thence South 18 deg. 01' 48" East, 81.85 feet to a point; thence South 71 deg. 58' 11" West, 20.0 feet to a point; thence South 72 deg. 05' 22" West, 59.60 feet to a point; thence North 38 deg. 11' 16" West, 64.00 feet to a point; thence North 46 deg. 48' 24" West, 33.27 feet to a point on the southeasterly margin of Brockhampton Court; thence running with the margin of said court North 40 deg. 06' 01" East, 26.15 feet to the POINT OF BEGINNING.**

**BEING the same property conveyed to Glen Freudenthal and wife, Elizabeth Freudenthal by warranty deed from Paul D. England and wife, Pamela S. England of record in Book 7229, Page 616, Register's Office, Davidson County, Tennessee.**

**This is property with a common address of 127 Brockhampton Court, Goodlettsville, TN 37072.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and paid at closing; 2) The Plan of Record in Book 6050, Page 158, said Register's office and all matters therein; 3) Declaration of Covenants, Conditions and Restirctions of record in Book 6406, Page 929, as amended in Book 6406, Page 950, said Register's office; 4) Charter of record in Book 6396, Page 542, said Register's Office; 5) By-Laws of record in Book 6406, Page 942, said Register's Office.**

0127777
IDENTIF. ↑ REFERENCE

95 DEC -1 PM 1:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

[ STATE OF TENNESSEE
[ COUNTY OF DAVIDSON
[ The actual consideration or value, whichever is greater for this
[ transfer is $88,500.00
[
[ Affiant
[ Subscribed and sworn before me this 29th day of November, 1995.
[
[ My Commission Expires: July 17, 1999 Notary Public

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **29th** day of **November, 1995**.

Glen Freudenthal
**Glen Freudenthal**

Elizabeth Freudenthal
**Elizabeth Freudenthal**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Glen Freudenthal and Elizabeth Freudenthal, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

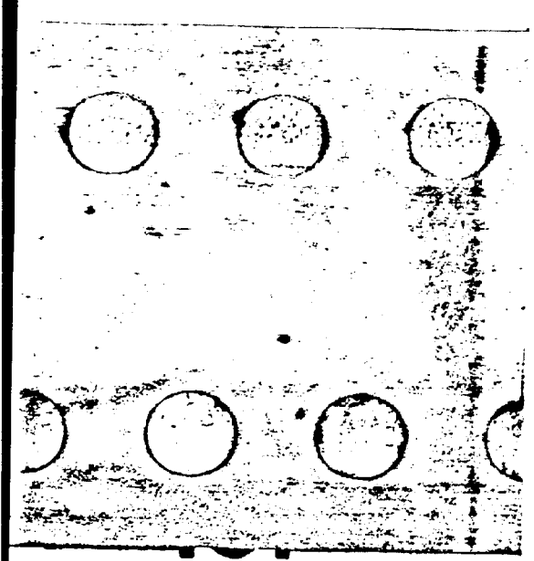
Witness my hand and official seal at **Nashville,**, Tennessee, this **29th** day of **November, 1995.**

**Notary Public**
**My Commission Expires:** 7-17-99

File No. 9511-439

3627 12/01 0101 03CHECK 336.45





**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9874 PG 888

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT 98500.00 | |
| | | | DON TX 327.45 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | TOTAL 336.45 | |
| | | | CHECK 336.45 | |
| 12/01/95 | 01 | | 13:17 0001 3627 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0127777
IDENTIF. ↑ REFERENCE

95 DEC -1 PM 1:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 982131