PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX XXXX 1733
HENDERSONVILLE, TN 37077

Instr:200002020010993 Page: 1 OF 2
REC'D FOR REC 02/02/2000 2:17:33PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $225.70

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Betsy R. West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2000

Notary Public K. J. Shelton

MY COMMISSION EXPIRES 08-24-03

(AFFIX SEAL)

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Betsy R. West	Franklin American Mortgage	4D 40715
(NAME)	(NAME)	
1107 Berry Street	501 Corporate Centre Dr. S-400	44-15-250
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37067	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, WE,

Shana L. Crotzer, now know as Shana L. Crotzer Reid

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betsy R. West, an unmarried woman

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 Number 96 on the Plan of Section "C", Village of Old Hickory, of record in Plat Book 1424, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Subject to and/or reserving one (1) permanent easement 11.5 feet wide, more or less, for utilities, together with all rights in connecting with said easement including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Shana L. Crotzer, a single person by Deed of record in Book 10216, Page 428, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

Shana L. Crotzer now married and being one in the same person as Shana L. Crotzer Reid.

Michael Reid, spouse of Shana L. Crotzer Reid, joins in this conveyance for the express purpose of conveying any and all of his right, title and interest, including all marital and homestead rights in and unto the within described property to the named Grantee.

This is unimproved / improved XXX property, known as 1107 Berry Street (House Number) (Street) Old Hickory, TN 37138 (P. O. Address) (City or Town) (Postal Zip)

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 our hand s this 31st day of January, 2000

Shana L. Crotzer Reid
Shana L. Crotzer Reid

STATE OF TENNESSEE
County of Davidson

Personally appeared before me,
Shana L. Crotzer Reid and husband, Michael Reid
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2000

Commission expires August 24, 2003

K. J. Shelton Notary Public

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
County of Davidson

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of January

Commission expires August 24, 2003

K. J. Shelton Notary Public