File Box 9B
First Title & Escrow Co., Inc.
#17221

Instr:200005230051573 Page: 1 OF 2
REC'D FOR REC 05/23/2000 11:08:39AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $756.65

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

1974

THIS INDENTURE is made and entered into this ~~31st~~ day of **May, 2000** by and between **Bryce C. Servine and L. Ashley Servine** *herein after referred to as GRANTOR, and **Benjamin J. Wood and** wife **Elizabeth B. Wood** , herein after referred to as GRANTEE.

*husband and wife

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 30 on the Plat of Longview Manor, Sections One and Two of record in Book 1424, page 127, Register's Office of said County, to which plan reference is made for a more complete and accurate description thereof.
BEING THE SAME PROPERTY CONVEYED to Bryce C. Servine and wife, L. Ashley Servine by Deed from Bryan E. Nearn III and wife, Elizabeth R. Nearn and recorded in Book 11112, page 151, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the plan of record in Plat Book 1424, page 127, said Register's Office.

This is improved/~~unimproved~~ property known as: 3513 Crestridge Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Bryce C. Servine
Signature of Seller

L. Ashley Servine
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Bryce C. Servine and L. Ashley Servine** , the within named bargainors, with whom I am personally acquainted (or 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, at office, this **~~31st~~** day of **May, 2000.**

Notary Public

My Commission Expires:_____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

Name and Address of Property Owner:
Benjamin J. Wood and Elizabeth B. Wood
3513 Crestridge Drive, Nashville, TN 37204

Send Tax Statements to:
CHASE MANHATTAN MORTGAGE CORPORATION
1500 N. 19TH STREET, MONROE, LA 71201

Map & Parcel # 118-14-0 109.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$204,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **~~31st~~** day of **May, 2000.**

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-1-190