Mail to:

WILSON & WEISS TITLE
ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (sk) Title No: 41897
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/06/00 15:09 3pgs
Fees:15.00 Taxes:569.80

20000906-0088266

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Philip J. Betbeze<br>3811 Murphy Road<br>Nashville, TN 37209 | PHH Mortgage Services Corporation<br>6000 Atrium Way<br>Mt. Laurel, NJ 08054 |

**TAX MAP-PARCEL NUMBERS: 104-05-137**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 154,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph Benjamin Crenshaw and spouse, Kathryn Suzanne Crenshaw,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip J. Betbeze*,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*unmarried

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Richland Realty Company's Subdivision of Lots 328-329 and 356 in West Lawn Subdivision of record in Plat Book 421, page 79, Register's Office for said County.

SAID Lot No. 11 fronts 50 feet on the southerly margin of Murphy Road and extends back 340.5 feet on the easterly line and 363 feet on the westerly line to an alley in the rear, measuring 55 feet thereon.

Together with and subject to a Reciprocal Driveway Agreement of record in Book 10879, page 873, said Register's Office.

BEING the same property conveyed to Joseph Benjamin Crenshaaw and wife, Kathryn Suzanne Crenshaw by deed from James P. Anderson, III and wife, Susan S. Anderson of record in Book 10872, page 784, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 421, Page 79, said Register's Office.

**This is improved property, known as:** 3811 Murphy Road, Nashville, TN 37209

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 31st day of August, 2000.

**Joseph Benjamin Crenshaw**

**Kathryn Suzanne Crenshaw**

**State of Tennessee**
**County of Davidson**

On this 31st day of August, 2000, before me the undersigned authority, personally appeared **Joseph Benjamin Crenshaw** and **Kathryn Suzanne Crenshaw**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT

Notary Public

**State of Tennessee**
**County of Davidson**

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 154,000.00

Affiant

Sworn and subscribed before me on the 31st day of August, 2000.

Notary Public

My Commission Expires: 4/16/02

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

# WARRANTY DEED

## FROM

Joseph Benjamin Crenshaw and Kathryn Suzanne Crenshaw, husband and wife

## TO

Philip J. Betbeze

## RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027