PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 02/01/02 10:16 3pgs
Fees:18.00 Taxes:869.50
20020201-0014231

W & I Ref: (SK) Title No: 43204

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cherif Cressaty Margaret E. Cressaty P.O. Box 158415 Nashville, TN 37215	Cherif Cressaty Margaret E. Cressaty 4205 Hillsboro Road, Suite 304 Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 159-01-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$235,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jack H. Benjamin and spouse, Eloise Benjamin**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cherif Cressaty and spouse, Margaret E. Cressaty** 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:**

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Hound's Run of record in Book 6900, page 167-171, Register's Office for said County.

SAID Lot No. 5 fronts 429.70 feet on the northerly margin of Edenbridge Way and extends back 434.83 feet on the westerly line and 307.55 feet on the easterly line to a dead line in the rear, measuring 85.00 feet thereon.

Being the same property conveyed to Jack H. Benjamin and spouse, Eloise Benjamin, by deed from Jorge E. Moran and spouse, Judy E. Moran of record in instrument no. 200005110047792, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 167-171, said Register's Office, which Plan shows a designated Building site, and 10 foot easement for public utility and drainage purposes along the rear line of said lot , and a 20 foot easement for public utility and drainage purposes along the northerly front line of said lot, with an 8 inch sewer line lying therein, and a 5 foot easement for public utility and drainage purposes along the westerly side line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7079, page 995, Book 7238, page 736, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Eloise Benjamin by Jack H. Benjamin as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is unimproved property, known as: 1925 Edenbridge, Nashville, Tennessee 37215

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 18th day of January, 2002 .

Jack H. Benjamin

Eloise Benjamin By: Jack H. Benjamin Atty-in-Fact

State of TENNESSEE

County of WILLIAMSON

On this 18th day of January, 2002 , before me the undersigned authority, personally appeared **Jack H. Benjamin** , 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.

Notary

My Commission Expires: SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 29, 2003

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $235,000.00

Affiant

Sworn and subscribed before me this 18th day of January, 2002

Notary Public

My Commission Expires: SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 , **Jack H. Benjamin** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Eloise Benjamin** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 18th day of January, 2002

Notary Public

My Commission Expires:_____

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

To
Warranty Deed

FROM: Jack H. Benjamin and spouse, Eloise Benjamin

TO: Cherif Cressaty and spouse, Margaret E. Cressaty

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Jack H. Benjamin, Affiant

Sworn to and subscribed before me this
18th day of January, 2002

Notary Public

My Commission Expires:_____

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.