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24

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE 7135
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 19 96.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES: 3/27/99

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric W. Ericson	Source One Mortgage Services Corp	118 18 231
(NAME)	(NAME)	
913 Sandburg Court	27555 Farmington Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37214-4048	Farmington Hills, MI 48334-3357	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (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, Richard F. Keyes, Jr. and wife, Christine C. Keyes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric W. Ericson and wife, P. Anne Ericson

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 No. 88 on the Plan of Reelfoot Subdivision, Section 2, as of record in Book 5200, page 727, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Richard F. Keyes and wife, Christine C. Keyes by deed from Stephen C. Dismukes and wife, Debra W. Dismukes, filed of record in Book 9099, page 711, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants filed of record in Book 6411, page 920, and all matters as shown on the recorded plat.

This is improved property known as 913 Sandburg Court, Nashville, TN 37214-4048

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 their hand s this 31st day of October, 19 96.

Richard F. Keyes, Jr. by Christine C Keyes Atty. In Fact
Richard F. Keyes, Jr.

Christine C. Keyes
Christine C. Keyes

7135

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

~~Richard F. Keyes, Jr. and wife,~~ Christine C. Keyes

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 1996.

My commission expires

Ollie Mai Parsley
Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 1996, before me personally appeared Christine C. Keyes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard F. Keyes, Jr. and acknowledged that she executed the same as the free act and deed of said Richard F. Keyes, Jr.

Witness my hand and official seal.

Ollie Mai Parsley
Notary Public

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

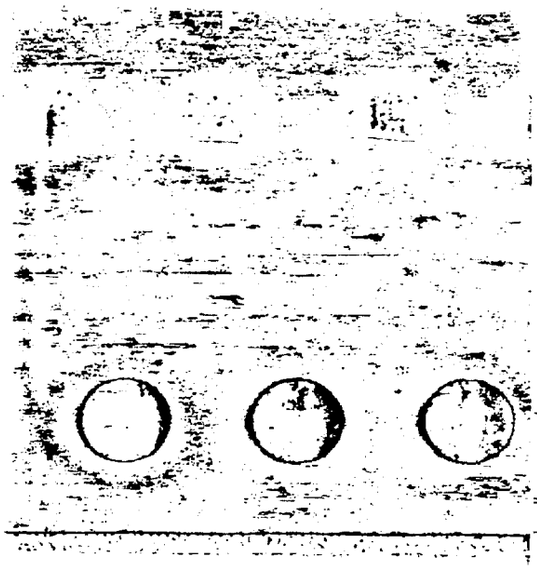
My Commission Expires MAR. 27, 1999

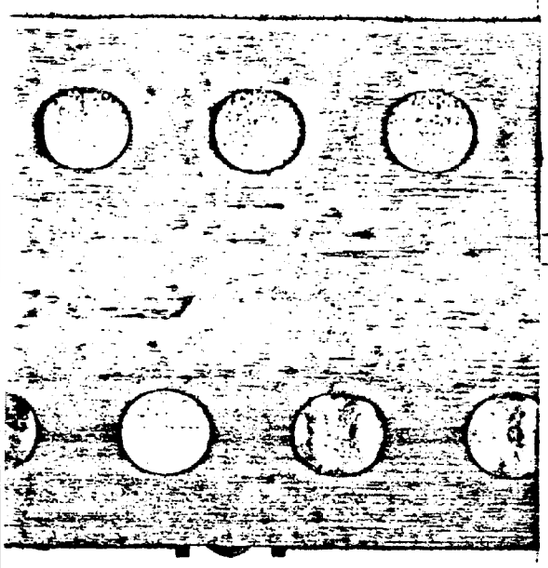
024354B
IDENTIF. & REFERENCE

96 NOV -5 AM 8:46

FELIX A. WILKINSON REGISTER
DAVIDSON COUNTY, TN.

3013 11/05 0101 03CHECK 471.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10249 PG 678

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			AMT	
				125000.00
			CON TX	462.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	471.50
			CHECK	471.50
		11/05/96	01	08:48 0001 8013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243548 IDENTIF. ↑ REFERENCE

96 NOV -5 AM 8:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1084941