

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Steven D. Manuel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2000.

Patsi B. Sleeper
Notary Public

MY COMMISSION EXPIRES:. 6-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc., 615 Main Street P.O. Box 60429, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven D. Manuel	Option One Mortgage Corp.	Map 108-08
(NAME) 913 Sandburg Court	(NAME) 3 Ada	Parcel 231.00
(ADDRESS) Nashville, TN	(ADDRESS) Irvine CA 92618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

ERIC W. ERICSON AND WIFE, P. ANNE ERICSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEVEN D. MANUEL AND WIFE, KRISTIN R. MANUEL ,

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:

BEING Lot No. 88 on the plan of Reelfoot Subdivision, Section 2, of record in Book 5200 page 727 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Eric W. Ericson and wife, P. Anne Ericson, by instrument of record in Book 10249 page 676 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 913 Sandburg Court, Nashville, TN

(House Number) (Street) (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 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.

Davidson County DEEDWARR
Recvd: 12/22/00 14:03 2pgs
Fees:11.00 Taxes:525.40
20001222-0125782

Witness my/our hand(s) this 20th day of December, 2000.

Eric W. Ericson

P. Anne Ericson

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 Eric W. Ericson and wife, P. Anne Ericson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 20th day of December, 2000

Commission expires: 6-26-2002

Notary Public

