STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Randy L. Maxwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2001.

Patsi B. Neely
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
Randy L. Maxwell	Option One Mtg Corp.	Map 061-03
(NAME)	(NAME)	
4502 Saunders Avenue	P.O. Box 25060	Parcel 006.00
(ADDRESS)	(ADDRESS)	
Nashville, TN	Santa Ana, CA 92799-5060	
(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,

MILDRED HELEN HARDISON AND LOWELL HILLARD O'BRIEN,

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

RANDY L. MAXWELL ,

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. 77 on the Map of Section Two, Gra-Mar Acres, as of record in Book 2133 page 74 Register's Office for Davidson County, Tennessee.

SAID Lot No. 77 fronts 100 feet on the easterly side of Saunders Avenue and runs back 244.1 feet on the northerly line and 143.1 feet on the southerly line, to a dead line, measuring 147.5 feet thereon.

BEING the same property conveyed to Mildred Helen Hardison and Lowell Hillard O'Brien, by instrument executed January 11, 2001, which is of record in Instrument No. 20010112-0004046 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4502 Saunders Avenue, Nashville, TN 37216
(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: 09/18/01 14:13 2pgs
Fees:13.00 Taxes:366.30
20010918-0100992

Witness my/our hand(s) this 31st day of August, 2001.

Mildred Helen Hardison

Mildred Helen Hardison

Lowell H O'Brien

Lowell Hillard O'Brien

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 Mildred Helen Hardison and Lowell Hillard O'Brien, 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 31st day of August, 2001

Commission expires: 6-26-2002

Notary Public

