BOX 1

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

My Commission Expires 2-19-2002

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$95,500.00**

Lori Holloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **9TH DAY OF OCTOBER, 2001.**

Angela M Pate
Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rigoberto Manzo	**Option One Mortgage Corp.**	**106-14-115**
(NAME)	(NAME)	
64 Lyle Lane	**P.O. Box 25060**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Santa Ana, CA 92799**	
(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, **Phillip L. James and Michael L. James**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rigoberto Manzo**, 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. 10 on the Plan of Sharpe Park, of record in Plat Book 2330, Page 105, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Herbert Ewing James, Jr. and wife, Virginia T. James by deed of record in Book 2652, Page 15, Register's Office for Davidson County, Tennessee, Last Will and Testament appoints Phillip L. James and Michael L. James as the executors of the Estate of Virginia T. James of record in docket # OP 369, in the Davidson County Probates Court Clerks office.

The said Virginia T. James having since died.

The said Herbert Ewing James having predeceased Virginia T. James.

unimproved ☐

This is improved ☒ property, known as **64 Lyle Lane, Nashville, TN 37210**
(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 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.

Davidson County DEEDWARR
Recvd: 10/26/01 11:05 2pgs
Fees:13.00 Taxes:353.35

20011026-0117268

Witness **my/our hand(s)** this **9th day of October, 2001**.

Phillip L. James 10-9-01

Phillip L. James

Michael L. James 10-9-01

Michael L. James

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 Phillip L. James and Michael L. James 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 9th day of October, 2001.

Angela M. Lah

Notary Public

Commission expires:

NOTARY PUBLIC AT LARGE

My Commission Expires 2-10-2002