BOX 15

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/02 15:44 2pgs
Fees:13.00 Taxes:284.53

20021213-0154139

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,900.00

Wendi Sullivan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2002.

JoAnn B. Estergard
Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 1-28-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr Ste 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erika A. Hoffman	Wells Fargo Home Mortgage Inc	83-5-106
(NAME)	(NAME)	
1013 West Eastland Avenue	7485 New Horizon Way	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Frederick, MD 21703	
(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, Fred Manley and wife, Ruby C. Manley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erika A. Hoffman, 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. 26, Block "E", on the Plan of Eastwood Addition, of record in Book 332, page 63, said Register's Office.

Being the same property conveyed to Fred Manley and wife Ruby C. Manley, by deed of record in Book 3867, Page 29, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Fred Manley by Ruby C. Manley as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. ✱, in the Register's Office for Davidson County, Tennessee.

✱20021213 0154138

unimproved ☐
This is improved ☒ property, known as 1013 W Eastland Avenue, Nashville, TN 37206
(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.

Witness my/our hand(s) this 11th day of December, 2002.

Fred Manley By Ruby C. Manley
Fred Manley

Ruby C. Manley
Ruby C. Manley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 11th day of December, 2002, before me personally appeared Ruby C. Manley, the person who executed the foregoing instrument on behalf of Fred Manley and who acknowledged that she executed the same as the free act and deed of the said Fred Manley, through Power of Attorney granted her by the said Fred Manley.

Commission expires: 5/28/06

Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

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 Ruby C. Manley with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of December, 2002.

Commission expires: May 28, 2006

Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006