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THIS INSTRUMENT WAS PREPARED BY:
GAIL P. [illegible], ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Eric W. Ericson and wife, Gayle B. Ericson (NAME)	First Federal Savings & Loan Association (NAME)	162-5
5425 Country Drive (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	#163
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	5D 39530 MO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

----------*Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

PETER BUSCHAUER and wife, SHEILA J. BUSCHAUER

have this day bargained and sold, and do hereby transfer and convey unto the said

ERIC W. ERICSON and wife, GAYLE B. ERICSON

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of the Hickory Valley Subdivision, Section 2, as of record in Book 4175, page 158, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to Peter Buschauer and wife, Sheila J. Buschauer, by deed from Randall Phillips Builders, Inc. of record in Book 4563, page 663, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $42,500.00

Subscribed and sworn to before me, this the 19th day of August 19 75

Affiant

My commission expires 4/27/77

(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 5425 Country Drive, Nashville, TN (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

ERIC W. ERICSON and wife, GAYLE B. ERICSON

their *(successors),*

heirs and assigns forever. We covenant that we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for 1975 taxes, restrictions of record in BK.4469,p.847, and plan of record in BK.4175,p.158, said register's office. *We further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* ERIC W. ERICSON and wife, GAYLE B. ERICSON their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 19th *day of* August, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Peter Buschauer

Sheila J. Buschauer

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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, Peter Buschauer and wife, Sheila J. Buschauer

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 19th day of August, 1975.

Mary Ann Johnson Notary Public

Commission expires 2-11-78

JOHNSON ★ NOTARY PUBLIC ★ DAVIDSON COUNTY ★ TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

SEP-2 75 CONV 42,500.00
SEP-2 75 S'TAX A* 110.50
SEP-2 75 PR'FEE A* .50
SEP-2 75 W'DEED A* 4.00 * 115.00

WARRANTY DEED

FROM
Peter Buschauer et ux

TO
Eric W. Ericson et ux

D 13791

IDENTIF. REFERENCE

SEP 2 3 43 PM '75

FELIX J. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238