Prepared by: Hall & Bedford
18th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

BOOK 5599 PAGE 279

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John David Erickson, et ux	Lomas & Nettleton Co.	94-8-27
(NAME) 1813 Dahlia Drive	(NAME) 3200 Pacific Avenue	3DZ-38720
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN	(STREET ADDRESS) Virginia Beach, VA 23451	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100--------($10.00)---------- *Dollars,*
Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owing on a note in the original amount of $26,900.00 to Tennessee Housing Development Agency, c/o: The Lomas & Nettleton Company, secured by a Deed of Trust to Ernest W. Turnbull of Virginia Beach, Virginia, Trustee, of record in Book 5325, Page 831, Register's Office for Davidson County, Tennessee.

We, Robert Earl Taylor and wife, Sheila E. Taylor,

have this day bargained and sold, and do hereby transfer and convey unto the said
John David Erickson and wife, Sara Kay Lewis Erickson, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 21 on the Plan of Dahlia Gardens, Section 2, as of record in Book 2900, Page 82, Register's Office for said County.

SAID Lot No. 21 fronts 92 feet on the southerly side of Dahlia Drive, and extends back 219.6 feet on the easterly line and 214.4 feet on the westerly line, to a dead line measuring 98 feet thereon.

BEING the same property conveyed to Robert Earl Taylor and wife, Sheila E. Taylor, by deed from Billy Kennith Stafford and wife, Judy E. Stafford, of record in Book 5325, Page 829, 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 $ 32,494.34

Subscribed and sworn to before me, this the 29 day of May, 19 80

John David Erickson
Affiant

My commission expires: Oct. 18, 1981 (Affix Seal)

Joe Morgan
Notary Public

This is unimproved / improved property, known as 1813 Dahlia Drive, Nashville, Tennessee
(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
John David Erickson and wife, Sara Kay Lewis Erickson, 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 as herein mentioned.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

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

Witness our *hand* s *this* 2nd *day of* May, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert Earl Taylor
(Robert Earl Taylor)

Sheila E Taylor
(Sheila E. Taylor)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joe Morgan, *a Notary Public in and for said County and State,* Robert Earl Taylor and wife, Sheila E. Taylor,

*the within named bargainor*s*, 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* 2nd *day of* May, *19*80.

Joe Morgan *Notary Public*

Commission expires Oct. 18, 1981

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 .....

WARRANTY DEED

FROM

Robert Earl Taylor, et ux

TO

John David Erickson, et ux

PUSH

F 88317

IDENTIFICATION REFERENCE

MAY 7 10 12 AM '80

FEE AND TAX PAID REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5599 PAGE 272

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			32494.34- CO	
			84.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	91.00-
7626A05/07/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 883 17

IDENTIF. REFERENCE T

MAY 7 10 12 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 756372