This Instrument Prepared By:
DAVID E. HERBERT
Ortale, Kelley, Herbert & Crawford
[illegible] Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
162-6-110	Mr/Mrs Allan J. Erickson	Dominion Bancshares Mortgage Corp. 9900 Main Street Fairfax, VA 22031
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
5DU-52811	150 Old Tusculum Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged ,

BOOK 6563 PG 473

J 0 6 9 9 4

IDENTIFICATION REFERENCE

MAY 27 3 54 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

BROWN D. THORNTON and wife, KIMBERLY B. THORNTON

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALLAN J. ERICKSON and wife, LORI H. ERICKSON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 on the Plan of Old Tusculum Road Heights, as of record in Book 4300, page 45.

Said lot fronts 65 feet on the northerly side of Old Tusculum Road and extends back 122.71 feet on the easterly line and 134.23 feet on the westerly line, to a dead line and measures 66.01 feet thereon.

Being the same property conveyed to Brown D. Thornton and wife, Kimberly B. Thornton, by deed from Cecelia Ann Taylor Sevier Cooke and husband, Harold Ken Cooke, as of record in Book 6465, page 249.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except 1985 taxes which have been prorated and assumed by grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the16th day of May , 19 85.

Brown D. Thornton
Brown D. Thornton

Kimberly B. Thornton
Kimberly B. Thornton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Brown D. Thornton and wife, Kimberly B. Thornton

the 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, the 16th day of May, 19 85.

My commission expires: 4-20-86

Notary Public

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19_____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 49,000.00 X Allan J. Erickson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF May 19 85

MY COMMISSION EXPIRES 4-20-86 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

BROWN D. THORNTON AND WIFE

TO

ALLAN J. ERICKSON AND WIFE

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD

Nashville, Tennessee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

49000.00- CAMT.
127.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 133.90-
0676A05/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J06994

IDENTIF. REFERENCE

MAY 22 3 54 PM 185

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 137291