File Box 8/tl

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Juliana C. Ericson
5618 Hillsboro Road
Nashville, TN 37215

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 117-13-B
PARCEL 058
7DA-91410

5144 03/15 0101 03CHECK 364.90

WARRANTY DEED

BOOK 7491 PAGE 459

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Brian N. Byrnes and wife, Kathleen Byrnes

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Juliana C. Ericson

hereinafter called the Grantee, Grantee's 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. 700 on the plan of Abbottsford, Phase One, of record in Book 6250, pages 419, 420 and 421, as amended in Book 6728, page 332, Book 6735, page 858, Book 6771, page 683, and Book 6800, page 164, all in said Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brian N. Byrnes by deed from Abbott Martin Corporation, a Tennessee Corporation of record in Book 6626, page 900, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6478, page 177, as amended in Book 6530, page 242, Book 6537, page 303, Book 6576, page 509, Book 6578, page 302, Book 6591, pages 347 & 352, Book 6592 page 400, Book 6601, page 966, Book 6607, pages 519, 524 and 529, and Book 6619, pages 931, 936, 941 and 946, said Register's Office, and to the matters set forth in the above referenced plan of record.

MAR 15 10 20 AM '88
KEITH Z WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

12801

This is (un)improved property, known as 700 Overton Park, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 11th day of March, 1988.

Kathleen Byrnes

Kathleen Byrnes

Brian N. Byrnes

Brian N. Byrnes

STATE OF ~~TENNESSEE~~ ✓ Illinois
COUNTY OF ✓ DuPage

On this 11th day of March, 1988, before me personally appeared Brian N. Byrnes and wife, Kathleen Byrnes, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that ~~he~~ executed the same as their free act and deed.

"OFFICIAL SEAL"
James H. Novak
Notary Public, State of Illinois
My Commission Expires 8/24/91

My Commission Expires: _____

James H. Novak
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7491 PAGE 460

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ 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 $128,000.00.

Juliana C. Ericson
Affiant

Subscribed and sworn to before me, this the 14th day of March, 1988.

My Commission Expires: Oct 9, 1991

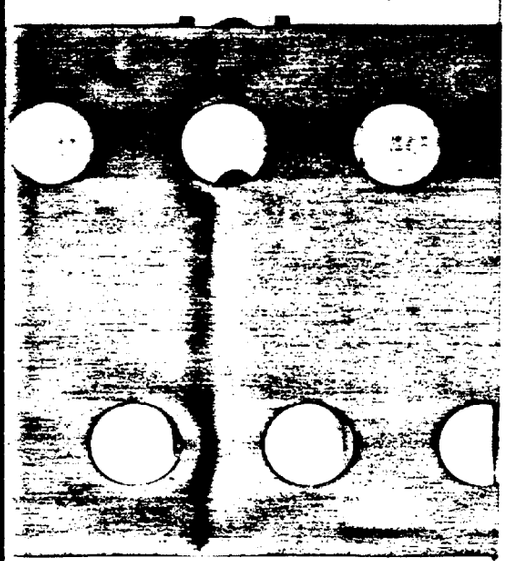
Christy Wilkins Ivey
Notary Public

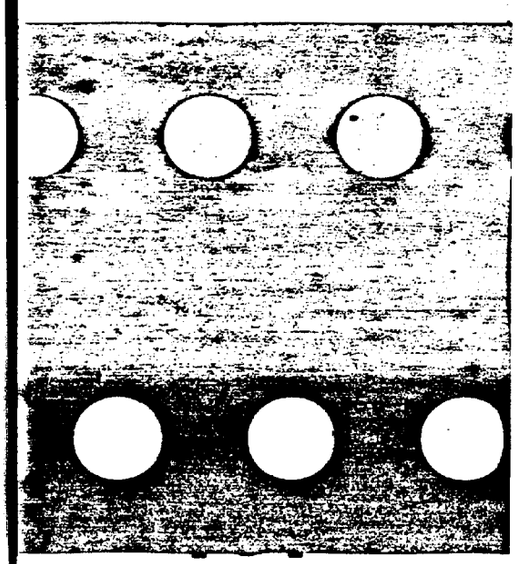
WARRANTY DEED

from:
Brian N. Byrnes and wife, Kathleen Byrnes

to:
Juliana C. Ericson

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7491 PAGE 461

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 128000.00
CON TX 358.40
PRFEE 0.50
WDEED 6.00
TOTAL 364.90
CHECK 364.90

03/15/88 01 10:24 0001 6144

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12801

IDENTIFICATION REFERENCE

MAR 15 10 20 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70767