This Instrument Prepared By:

SATURN and MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

BOOK 8439 PAGE 684

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARY A. BRUKARDT et ux 5618 Hillsboro Road Nashville, Tennessee 37215	S A M E	130-16-62 FH10675

WARRANTY DEED

FOR AND IN 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, THE ESTATE OF ERIC N. ERICSON by and through the undersigned Heirs at Law and Administrator, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GARY A. BRUKARDT and wife, KAREN K. BRUKARDT, 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:

BEING Lot No. 25 on the Revised Plan of Westwood Subdivision, as of record in Book 974, page 14, Register's Office for said County.

SAID Lot No. 25 fronts 250 feet on the easterly side of Hillsboro Road and extends back between parallel lines 450 feet, more or less, to a dead line, measuring 210 feet thereon.

BEING the same property conveyed to Eric N. Ericson and wife, Janice W. Ericson by Deed from Larry L. Butler, an unmarried person, of record in Book 5729, page 74, Register's Office for Davidson County, Tennessee. By decree of the Second Circuit Court for Davidson County, Tennessee, Number 82D-3067, the said Janice Martina Walker Ericson was to quitclaim her interest to Eric N. Ericson, which Quitclaim is recorded immediately prior to this instrument; Eric N. Ericson having since died intestate and Letters of Administration having been granted to Third National Bank, December 21, 1987, by the Probate Court of Davidson County, Tennessee, Number 90002, and said Court having named Sovran Bank/ Tennessee Successor Administrator by Order of said Court on May 16, 1988, and the sole heirs at law of said Eric N. Ericson being the following: Juliana Ericson (wife at time of death), Heydn L. Ericson (son, by and through Marlene Moses, Guardian Ad Litem by Appointment of the Probate Court), Eric Njoror Ericson, Jr. (son, by Janice W. Ericson Wendell, Legal Guardian), Emily Ericson, daughter, Janet Philancy Ericson Riddell, daughter, Matthew Deave Ericson, son, Alex Christopher Ericson, son, and Lila Charlotte Ericson, daughter, now being Lila Charlotte Ericson Smith.

Sovran Bank/Tennessee, Successor Administrator of the Estate of ERIC N. ERICSON, executes this instrument for the sole purpose of acknowledging its assent to this transaction and to convey whatever right, title and interest in said property it might have by virtue of its appointment as Administrator.

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 covenants 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.

The undersigned by the execution of this instrument also acknowledge that all of the heirs at law have executed this instrument and that there are no other parties, to their knowledge, with any interest in this property.

WITNESS our hands this 15th day of August, 1991.

Heydn L. Ericson by Marlene Moses, guardian

HEYDN L. ERICSON by
Marlene Moses, Guardian

Eric N. Ericson, Jr. by Janice W. Wendell

ERIC N. ERICSON, JR. by
his Legal Guardian,
Janice W. Wendell

Juliana Ericson

JULIANA ERICSON

Emily Ericson

EMILY ERICSON
Matthew Deave Ericson by
Emily Ericson, Attorney-in-Fact

MATTHEW DEAVE ERICSON by
Emily Ericson, Attorney-In-Fact

Janet Philancy Ericson Riddell

JANET PHILANCY ERICSON RIDDELL
by Juliana Ericson, Attorney-
In-Fact

Alex Christopher Ericson by Juliana Ericson

ALEX CHRISTOPHER ERICSON by
Juliana Ericson, Attorney-In-Fact

Lila Charlotte Ericson Smith

LILA CHARLOTTE ERICSON SMITH by
~~Juliana Ericson, Attorney-In-Fact~~

SOVRAN BANK/TENNESSEE, Successor
Administrator
By: T. Richard Travis, V.P.
RICHARD TRAVIS, Vice President

STATE OF ~~SOUTH~~ NORTH TBE CAROLINA)
)
COUNTY OF Buncombe)

On this the 12 day of August, 1991, before me personally appeared MARLENE MOSES, to be known to be the person who executed the foregoing instrument in behalf of HEYDN L. ERICSON as his Guardian Ad Litem under appointment by the Probate Court of Davidson County, Tennessee and acknowledged that she executed the same as the free act and deed of the said HEYDN L. ERICSON , as though he personally had acted.

WITNESS my hand and official seal at Asheville, North Carolina this the 12 day of August, 1991.

X Teresa B. Edwards
NOTARY PUBLIC

My ~~Commission~~ Expires: June 8, 1994

Seal

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 13th day of August, 1991, before me personally appeared JANICE W. WENDELL, to be known to be the person who executed the foregoing instrument in behalf of ERIC N. ERICSON, JR., as his Legal Guardian, and acknowledged that she executed the same as the free act and deed of the said ERIC N. ERICSON, JR., as though he personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13th day of August, 1991.

X Margaret C. Whitmore
NOTARY PUBLIC

My Commission Expires: 7-23-94

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 JULIANA ERICSON, the bargainor, 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 purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of August, 1991.

NOTARY PUBLIC

My Commission Expires: 1/22/95

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 EMILY ERICSON, the bargainor, 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 purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14 day of August, 1991.

NOTARY PUBLIC

My Commission Expires: 1/22/95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 15th day of August, 1991, before me personally appeared EMILY ERICSON, to be known to be the person who executed the foregoing instrument in behalf of MATTHEW DEAVE ERICSON as his attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said MATTHEW DEAVE ERICSON, as though he personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13 day of August, 1991.

NOTARY PUBLIC

My Commission Expires: 1/22/95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 15th day of August, 1991, before me personally appeared JULIANA ERICSON, to be known to be the person who executed the foregoing instrument in behalf of JANET PHILANCY ERICSON RIDDELL as her attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said JANET PHILANCY ERICSON RIDDELL, as though she personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of August, 1991.

NOTARY PUBLIC

My Commission Expires: 1/22/95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 13th day of August, 1991, before me personally appeared JULIANA ERICSON, to be known to be the person who executed the foregoing instrument in behalf of ALEX CHRISTOPHER ERICSON as his attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said ALEX CHRISTOPHER ERICSON, as though he personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of August, 1991.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1/27/95

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 LILA CHARLOTTE ERICSON SMITH, the bargainor, 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 purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of August, 1991.

NOTARY PUBLIC

JANET S. DAVIS NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 11-21-92

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared RICHARD TRAVIS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of the SOVRAN BANK/TENNESSEE, Successor Administrator of the Estate of ERIC N. ERICSON, deceased, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of SOVRAN BANK/TENNESSEE, by himself as Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of August, 1991.

NOTARY PUBLIC

My Commission Expires: 11/22/95

4.5.7.1.3.

IDENTIFICATION REFERENCE

SEP 10 2 02 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 1991.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/22/95

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

9444 09/10 0101 03CHECK 1320.00

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
			CAMT	
				350000.00
			CON TX	1295.00
			PRFEE	1.00
			WDEED	24.00
			TOTAL	1320.00
			CHECK	1320.00
09/10/91	01		14:04 0001	9444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.5 7. 1. 3.

IDENTIFIER FEE

SEP 10 2 02 PM '91

No. 457703