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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 31564)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 80000.00

Scott Robert Ericson
Affiant

Sworn and subscribed before me this 14th day of February, 1992.

Christy Wilkins Ivey
Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
Scott Robert Ericson
5612 Vine Ridge Drive
Nashville, Tennessee 37205

RESPONSIBLE FOR PAYMENT OF TAXES:
National Mortgage Company
4041 Knight Arnold Road
Memphis, Tennessee 38118

MAP-PARCEL NUMBERS
103-10-33

WARRANTY DEED

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, the undersigned **Eleanor J. Jackson***, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott Robert Ericson and spouse, Laurie Kay Ericson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section 3 Brookside Courts Addition No. 4 of record in Book 2083, page 25, Register's Office for said County.

SAID Lot No. 32 fronts 105.6 feet on the northerly margin of Vine Ridge Drive and extends back 217.3 feet on the westerly line and 193.3 feet on the easterly line to a dead line in the rear, measuring 40 feet thereon/

BEING the same property conveyed to Thomas R. Jackson and wife, Eleanor J. Jackson by George E. Petschulat and wife, Virginia W. Petschulat of record in Book 2293, page 335, Register's Office for said County. Thomas R. Jackson has since died leaving Eleanor J. Jackson as surviving tenant by the entirety. *The said Eleanor J. Jackson has not remarried.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

85256

IDENTIFICATION REFERENCE

FEB 19 12 53 PM '92

DAVIDSON COUNTY, TN

2395 02/19 0101 03CHECK 303.00

This is improved property, known as: 5612 Vine Ridge Drive, Nashville, Tennessee 37205

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 14th day of February, 1992.

Eleanor J. Jackson

Eleanor J. Jackson

State of Tennessee
County of Davidson

On this 14th day of February, 1992, before me the undersigned authority, personally appeared Eleanor J. Jackson, 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 the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Christy Wilkins Ivey
Notary Public

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 80000.00
				CON TX 296.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 303.00
				CHECK 303.00
02/19/92	01			12:53 0001 2395

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8525 6

IDENTIFICATION REFERENCE

FEB 19 12 53 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 502954