ThisInstrumentPreparedBy:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 10042 PG 803

ADDRESS NEW OWNER:
Eric N. Ericson
784 Harpeth Trace Drive
Nashville, Tennessee 37221

SEND TAX BILL:
To Owner

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
P.O. Box 305110
Nashville, Tennessee 37230-5110

MAP AND PARCEL:
MAP 143-0
GROUP
PARCEL 42

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Judy L. Spinella, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Eric N. Ericson an unmarried person, hereinafter called the Grantee, his 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 1 on the Plan of Harpeth Trace Estates, Phase Four, as of record in Book 6900, page 258, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Wayne J. Hallenbeck, Jr. and wife, Judy L. Hallenbeck by Warranty Deed from Bernard L. Weinstein and wife, Barbara F. Weinstein, of record in Book 7597, page 49, as re-recorded in Book 7598, page 493, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Judy L. (Hallenbeck) Spinella, by Quitclaim Deed from Wayne J. Hallenbeck, Jr., of record in Book 8063, page 523, said Register's Office, pursuant to Final Decree of Divorce, Docket No. 89D-3562.

This is improved property known as 784 Harpeth Trace Drive, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.
2. The Plan of Record in Book 6900, page 258, said Register's Office shows an owner's certificate, certain easements, setback lines and notes to which plan reference is made.
3. Overpass Construction Easement of record in Book 5102, page 956, said Register's Office, with Seaboard Railroad (formerly L & N Railroad).
4. Overhead Line Easement granted to the Metropolitan Government

of Nashville and Davidson County by deed of record in Book 6407, page 892, said Register's Office.

5. Easements for sanitary sewers and/or storm drainage, water mains and appirtenances granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deeds of record in Book 4889, page 192, and Book 5099, page 763, Book 5142, page 690, Book 5142, page 694, Book 5360, page 320, and Book 5364, page 882, said Register's Office.

6. Declaration of covenants and conditions and restrictions including liens for annual and special assessments all as set forth and contained in an instrument of record in Book 5380, page 357, and Book 6274, page 148, said Register's Office, including those contained in instruments for Harpeth Trace Services Association of record in Book 5120, page 199, and Book 5120, page 208, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eric N. Ericson an unmarried person, his heirs and assigns, forever; and I, Judy L. Spinella, an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 26th day of April, 1996.

Judy L. Spinella

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Judy L. Spinella, an unmarried person, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of April, 1996.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 11/20/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 323,500.00.

Erin N. Ennis
AFFIANT

Subscribed and sworn to before me
this 26th day of April, 1996.

NOTARY PUBLIC
My Commission Expires: 11/20/96

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

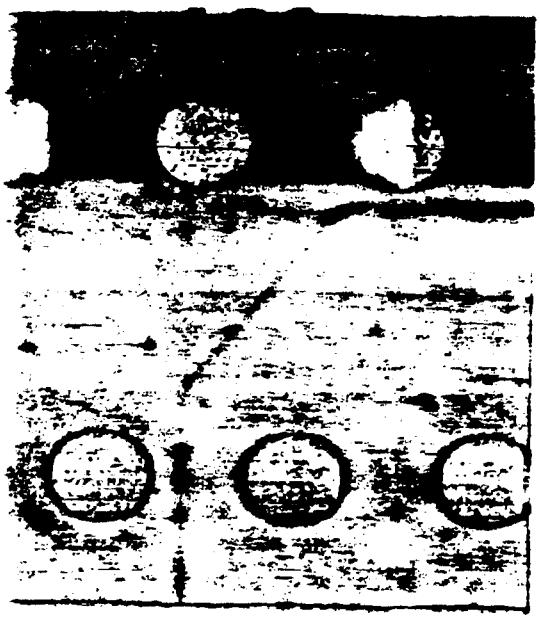
BOOK 10042 PG 805

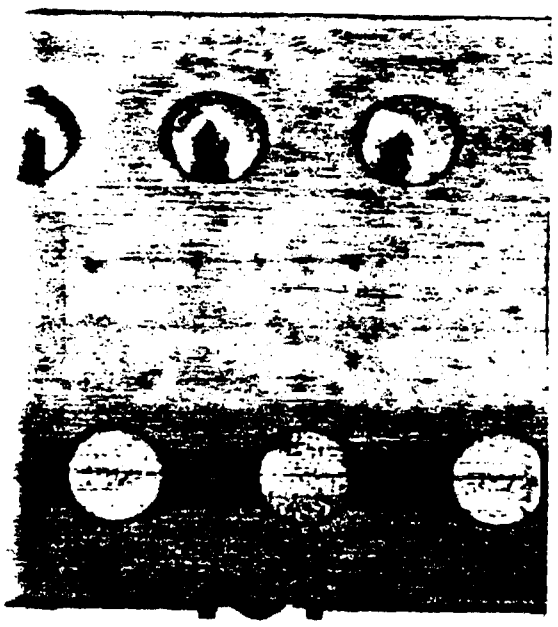
0179482
IDENTIF. ↑ REFERENCE

96 MAY -7 AM 11:06

FELIX Z. ELLIS JR. REGISTER
DAVIDSON COUNTY, TN.

2991 05/07 0101 03CHECK 1209.00





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

RECEIVED OF _____

FOR _____

BOOK 10042 PG 806

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	
				323500.00
			CON TX	1196.95
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1209.95
			CHECK	1209.95

05/07/96 01 11:08 0001 9091

IDENTIF. ↑ REFERENCE 0179482

96 MAY -7 AM 11:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1037099