File in Box No. 19 B

WARRANTY DEED

SCOTT D WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #97-10-11-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
RALPH D. ERICKSON, SR.	STANDARD FEDERAL BANK	MAP 135-14-0-B
(NAME)	(NAME)	
742 West Meade Drive	2600 W. Big Beaver Road	PARCEL 053CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Troy, MIchigan 48084	FB #02DX-09058
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, JULIE A. GIPSON AND HUSBAND, JAMES D. GIPSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RALPH D. ERICKSON, SR. AND WIFE, JEAN ERICKSON

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:

LAND in Davidson County, Tennessee, being Lot No. 52 on the Plan of Ransom Place, Section Two, Phase Two, a Planned Unit Development, as of record in Book 7900, Page 526, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Julie A. Gipson and spouse, James D. Gipson, by Deed from Ransom Place Homes, Inc., of record in Book 9123, Page 115, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Ransom Place, Phase One, of record in Book 7867, Page 81, and as amended in Book 7885, Page 868, in Book 7947, Page 436, in Book 8070, Page 555, in Book 8424, Page 414, in Book 8505, Page 235, in Book 8550, Page 764, in Book 8707, Page 86, and made applicable to Phase 2, Section 2, in Book 8846, Page 184, and further amended in Book 10421, Page 358, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Legal continued on Page 2

unimproved ( )
This is improved (X) property, known as 2108 Ransom Place, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 covenant 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.

Witness our hand s this 15th day of October 1997

JULIE A. GIPSON
By: Pat W. Moore, Attorney-in-fact

JAMES D. GIPSON
By: Pat W. Moore, Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and offi.. l seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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

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

My commission expires _____ _____
Notary Public

Legal continued from Page 1

THIS instrument is being executed in behalf of Julie A. Gipson and husband, James D. Gipson, pursuant to a Power of Attorney executed by same on the 9th day of October, 1997, and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of October, 1997, before me personally appeared Pat W. Moore, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Julie A. Gipson and husband, James D. Gipson, and acknowledged that she executed the same as the free act and deed of the said Julie A. Gipson and husband James D. Gipson.

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: July 24, 1999

0360162

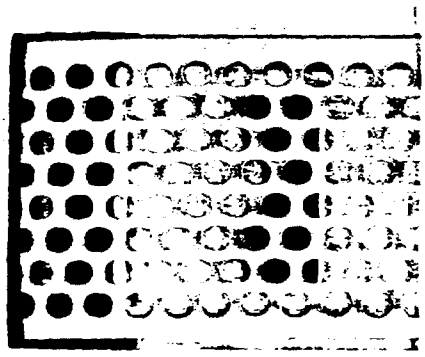
IDENTIFICATION REFERENCE

97 OCT 17 PM 12:43

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1115 10/17 0101 03CHECK 515.90

DCTN01WC



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

RECEIVED OF _____

FOR _____

BOOK 10649 PG 658

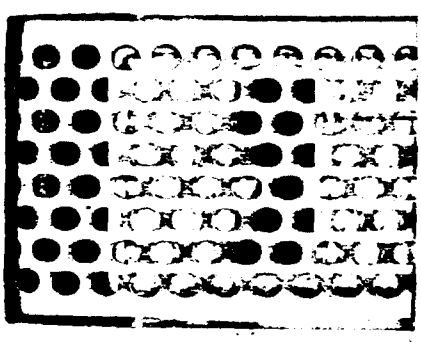
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
137000.00
CON TX 506.90
PRFEE 1.00
WDEED 8.00
TOTAL 515.90
CHECK 515.90

10/17/97 01 12:46 0001 1115

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03601 62
IDENTIF. & REFERENCE

97 OCT 17 PM 12:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1210406