BOOK 10980 PG 94

WARRANTY DEED

TCH-RMC-98-1496

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June AT 19 98
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)
My Commission Expires JULY 28, 2001

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
4733 Andrew Jackson Pkwy, #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. Frith	Right Mortgage Company	108-16-204
(NAME)	(NAME)	
1317 Priest Woods Court	325 West Main Street, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Lebanon, Tennessee 37087	
(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, Steven E. Erickson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark A. Frith, unmarried

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. 24B, Zone Lot Division Lots 24 and 25, Section 2, a revision of lots 24 &25 and 30 of Section 2 of Lakeview Hills Subdivision, of record in Plat Book 5200, Page 754, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Steven E. Erickson, unmarried by deed from Cecelia Anne Hampton (formerly known as Cecelia Anne Smith) and husband, Martin F. Hampton of record in Deed Book 9007, page 341, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6156, page 638, Register's Office for said County.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 JUN 17 AM 9:36

IDENTIF. & REFERENCE

04516 25

unimproved ( )
This is improved (X) property, known as 1317 Priest Woods Court, Nashville, Tennessee 37214
(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 my hand this 5th day of June 19 98

Steven E. Erickson

BOOK 10980 PG 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 Steven E. Erickson

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 5th day of June, 1998.

Commission expires 7.28.2001

Notary Public

CHRISTINE L. LINDSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires JULY 28, 2001

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

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
TITLE CONNECTION, INC.

- [X] 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- [ ] 1187 Vultee Boulevard, Nashville, Tennessee 37217
- [ ] 1310 Memorial Boulevard, Springfield, Tennessee 37172
- [ ] 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- [ ] 111 W. College Street, Murfreesboro, Tennessee 37130
- [ ] 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- [ ] 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [ ] 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

1563 OK TO CHECK

249-50

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

RECEIVED OF _____

FOR _____

BOOK 10980 PG 96

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

06/17/98 01 09:35 0001 1963

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0451625
IDENTIF. # REFERENCE

98 JUN 17 AM 9:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307817