WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$142,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH** DAY OF **OCTOBER, 1999.**

Notary Public

MY COMMISSION EXPIRES: 2-18-01

(AFFIX SEAL)

BOOK 11717 PAGE 455

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven E. Erickson	**Bank of America, N.A.**	**150-4-72**
(NAME) **3560 Shakertown Road**	(NAME) **P.O. Box 6012**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Cypress, CA 90630-0012**	
(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, **Terry Lynn Wright and wife Margaret Rewis Wright**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven E. Erickson and wife Lietta O. 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. 307 on the Plan of The Country, Section Seven-B, of record in Plat Book 6250, Page 505, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 307 fronts 64.50 feet on the easterly margin of Shakertown Road and extends back 156.22 feet on the southerly line and 201.21 feet on the northerly line to a diagonal line in the rear measuring 116.87 feet thereon.

Being the same property conveyed to Terry Lynn Wright and wife, Margaret Rewis Wright by deed of record in Book 7187, Page 293, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3560 Shakertown Road, Antioch, TN 37013**

(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.

06504453
99OCT26 AM11:19
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.
10/26 0101 03CHECK 536.40
REFERENCE
TYPING OR
DOCUMENT
RECEIVED

Witness my/our hand(s) this 19th day of October, 1999.

Terry Lynn Wright

Terry Lynn Wright

Margaret Rewis Wright

Margaret Rewis Wright

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 Terry Lynn Wright and Margaret Rewis Wright the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of October, 1999.

Commission expires: 2-18-01

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

06504453

REFERENCE

99 OCT 26 AM 11:19

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

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CAMT
142000.00
CON TX 525.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 536.40
CHECK 536.40

10/26/99 01 11:23 0001 3969

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1531747