Box 52

Instr:200006080057262 Page: 1 OF 2
REC'D FOR REC 06/08/2000 11:47:15AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $503.20

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
GREATER, FOR THIS TRANSFER IS $ 136,000.00
Meritta Phillips
Affiant

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 2000

Notary Public

MY COMMISSION EXPIRES: 3-30-03
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Meritta Phillips (NAME) | EquiFirst Mortgage Corp. (NAME) | 172-12A-52 |
| 956 Fallview Trail (ADDRESS) | 820 Forest Park Circle (ADDRESS) | |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Charlotte, NC 28273 (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, Gregory K. Ericson and wife, Melissa H. Ericson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Meritta Phillips

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, TN, being Lot No. 314 on the Plan of Section Two, Bradford Hills, of record in Book 7900, Page 6 and amended in Book 7900, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gregory K. Ericson and wife, Melissa H. Ericson by deed from Claridge Builders, Inc. of record in Book 8292, page 876, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for current year which have been prorated and assumed by Grantee; (2) All Rollback Taxes are the responsibility of the Grantor; (3) All restrictions of record; (4) All easements of record; (5) All visible easements; (6) All matters appearing on the plan of record; (7) All applicable governmental and zoning regulations.

unimproved ( )
This is improved ( X ) property, known as 956 Fallview Trail, Nashville, Tennessee 37211
(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 31st day of May 2000

Gregory K. Ericson

Melissa H. Ericson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory K. Ericson and wife, Melissa H. Ericson

the bargainor S, 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 Brentwood Tennessee this 23rd day of May 2000.

Commission expires 12/23/03

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 _____.

My commission expires _____

_____
Notary Public