PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 41697
Dav. Co. File: Box 8

Instr:200006190060776 Page: 1 OF 2
REC'D FOR REC 06/19/2000 1:02:04PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $640.10

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bradley Burton Lance 5612 Vine Ridge Drive Nashville, TN 37205	Mortgage Investors Group 8320 E. Walker Springs Lane Knoxville, TN 37923

TAX MAP-PARCEL NUMBERS: 103-10-033

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 173,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott Robert Ericson and spouse, Laurie Kay Ericson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bradley Burton Lance, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Section 3, Brookside Courts Addition No. 4 of record in Plat Book 2083, Page 25, Register's Office for said County.

Said Lot No. 32 fronts 105.6 feet on the broken northerly margin of Vine Ridge Drive and extends back 217.3 feet on the westerly line and 193.3 feet on the easterly line to a dead line in the rear, measuring 40 feet thereon.

Being the same property conveyed to Scott Robert Ericson and spouse, Laurie Kay Ericson by deed from Eleanor J. Jackson of record in Book 8553, Page 118, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2083, Page 25, said Register's Office, which Plan shows a 30 foot minimum building setback line from Vine Ridge Drive and a 10 foot easement for public utility purposes along the rear line(s)

This is improved property, known as: 5612 Vine Ridge Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of June, 2000.

Scott Robert Ericson
Scott Robert Ericson

Laurie Kay Ericson
Laurie Kay Ericson

State of Tennessee
County of Davidson

On this 15th day of June, 2000, before me the undersigned authority, personally appeared **Scott Robert Ericson** and **Laurie Kay Ericson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/30/04

Notary Public

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 173,000.00

Affiant

Sworn and subscribed before me on the 15th day of June, 2000.

Notary Public

My Commission Expires: 5/30/04

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.