PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
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W & I Ref: (gj) Title No: 42042
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/12/01 15:01 2pgs
Fees:11.00 Taxes:1091.50
20010112-0004175

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James H. Olds Sandra L. Olds 5573 Cottonport Drive Brentwood, TN 37027	Bank of America P. O. Box 9001092 Louisville, KY 40290-1092

TAX MAP-PARCEL NUMBERS: 171-8-A-108

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James J. Erlbacher and wife, Jacqueline M. Erlbacher,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto James H. Olds and spouse, Sandra L. Olds, 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. 108 on the Plan of Cottonport Plantation Phase II of record in Book 6900, page 950, Register's Office for said County.

SAID Lot No. 108 fronts 111.12 feet on the southeasterly margin of Cottonport Drive and extends back 180.00 feet on the northeasterly line and 180 feet on the southwesterly line to a dead line in the rear, measuring 90.12 feet thereon.

BEING the same property conveyed to James J. Erlbacher and wife, Jacqueline M. Erlbacher by deed from Russell F. Read and wife, Marsha A. Read of record in Book 9712, page 759, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 950 and 951, said Register's Office, which Plan shows a 20 foot minimum building setback line from Cottonport Drive, together with additional setback designations and 15 foot and 7.5 foot easement for utility and drainage purposes along the along the front and southwesterly line(s) respectively; and a 20 foot easement for public utility and drainage purposes across the rear portion of said lot, together with an 8 inch sanitary sewer line lying therein. The Declaration of Covenants, Conditions and Restrictions of record in Book 7430, page 784, Book 7897, page 576, Book 8313, page 932, Book 7565, page 57, Book 7637, page 925, Book 7824, page 254 and amended in Book 10775, page 37, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 5573 Cottonport Drive, Brentwood, TN 37027

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 on Nov. 20th, 2000.

James J. Erlbacher

Jacqueline M. Erlbacher

State of North Carolina
County of Mecklenburg

On Nov. 20, 2000, before me the undersigned authority, personally appeared James J. Erlbacher and Jacqueline M. Erlbacher, 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.

Notary Public

My Commission Expires: 9/24/2001

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 295,000.00

Affiant

Sworn and subscribed before me on January 10, 2001.

Notary Public

My Commission Expires:

CHRISTY WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003