Davidson County DEEDWARR
Recvd: 01/30/01 09:16 2pgs
Fees:11.00 Taxes:388.50
20010130-0008970

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Judith A. Lemons by Kevin C Lemons atty in fact

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of January, 2001.

Notary Public

My Commission Expires: 11-18-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Judith A. Lemons
4525 South Trace Blvd.
Old Hickory, Tennessee 37138

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parcel: 063-12-0-033.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David S. Erickson and wife, Tracy L. Erickson** hereinafter referred to as Grantors, hereby transfers and conveys to **Judith A. Lemons, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 32 on the Plan of Southfork, Section Two, of record in Plat Book 6250 at page 386, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David S. Erickson and wife, Tracy L. Erickson by Warranty Deed from James E. Brown, unmarried of record in Book 8450, page 942 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6250, Page 386, Register's Office for Davidson County, Tennessee.

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Storm Water Detention Agreement of record in Book 6566, page 208 in said Register's Office.

Restrictive covenants contained in an instrument of record in Book 6906, Page 733, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

This is improved property known as 4525 South Trace Blvd., Old Hickory, TN 37138.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 24th day of January, 2001.

David S. Erickson

Tracy L. Erickson

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 David S. Erickson and wife, Tracy L. Erickson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of January, 2001.

Notary Public

11/18/01
My Commission Expires

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

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