Box 17

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 08/01/01 16:22 2pgs
Fees:13.00 Taxes:1735.30
20010801-0081766

W & I Ref: (sk) Title No: 42766
Dav. Co. File: ~~Box 8~~

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cyrus C. Erickson Jennifer S. Erickson 3904 Trimble Road Nashville, TN 37215	Bank of America 6200 Gateway Cypress, CA 90630-4842

TAX MAP-PARCEL NUMBERS: 130-07-093

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 469,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jim L. Olson and spouse, Mary Lee Montgomery Olson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cyrus C. Erickson and spouse, Jennifer S. Erickson,** 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. 6 on the Plan of Iroquois Hall, Revised of record in Book 6900, page 915, amended in Book 8361, page 200, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to William C. Caldwell and wife, Jacquelyn E. Caldwell of record in Book 5902, page 428, said Register's Office. By Quitclaim Deed of record in Book 6876, page 504, said Register's Office, a tenancy by the entirety was created in Jim L. Olson and wife, Eva M. Olson. The said Jim L. Olson and Eva M. Olson have since divorced. By Quitclaim Deed of record in Book 7393, page 503, said Register's Office, the said Eva Marie Olson conveyed her interest in subject property to Jim Lee Olson. By Quitclaim Deed of record in Book 8114, page 165, said Register's Office, a tenancy by the entirety was created in Jim L. Olson and wife, Mary Lee Montgomery Olson.

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 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 915, amended in Book 8361, page 200, said Register's Office, which Plan shows a minimum building setback lines to be determined by Metropolitan Zoning Regulations, and a 10 foot easement for public utility purpose along the westerly side and rear lines of said lot; Deeds of conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 8664, page 52, and Book 8664, page 87, said Register's Office.

This is improved property, known as: 3904 Trimble Road, Nashville, TN 37215

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 27th day of July, 2001.

Jim L. Olson

Mary Lee Montgomery Olson

State of Tennessee
County of Davidson

On this 27th day of July, 2001, before me the undersigned authority, personally appeared **Jim L. Olson** and **Mary Lee Montgomery Olson**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/28/2003

Notary Public

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: $ 469,000.00

Affiant

Sworn and subscribed before me on the 27th day of July, 2001.

Notary Public

My Commission Expires: 11/24/2001

LAUREL A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.