WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/13/01 09:14 2pgs
Fees:13.00 Taxes:536.50

20011113-0124207

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Linda L. Alfred
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 2001

Notary Public

MY COMMISSION EXPIRES: 4/20/02
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LINDA ALFRED	First Horizon Home Loan Corp	MAP 161-10-0-B
(NAME)	(NAME)	
601 Village Trace Court	4000 Horizon Way	PARCEL 030CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Irving Tx 75063	FB# 06DU-83167
(CITY) (STATE) (ZIP)	(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, JOHN Q. ERICSON AND WIFE, I-LIN L. ERICSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDA ALFRED, UNMARRIED

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, Tennessee, being Lot No. 221 on the Plan of Villages of Brentwood, Phase Five, a Planned Unit Development, as of record in Book 6900, Page 896, amended in Book 8409, Page 810, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to John Q. Ericson and wife, I-Lin L. Ericson, by Deed from Thomas J. Kennedy, Jr., and wife, Mary A. Kennedy, of record in Book 9472, Page 666, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6143, Page 11, and made applicable to Phase 5, in Book 7834, Page 676, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

THIS instrument is being executed in behalf of John Q. Ericson and wife, I-Lin L. Ericson pursuant to a Power of Attorney executed by same on the 23rd day of October, 2001, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 601 Village Trace Court, Nashville, TN 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 30th day of October 2001

JOHN Q. ERICSON
By: Sid Shiao
Sid Shiao, Attorney-in-fact

I-LIN L. ERICSON
By: Sid Shiao
Sid Shiao, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of October, 2001, before me personally appeared SID SHIAO, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of JOHN Q. ERICSON AND WIFE, I-LIN L. ERICSON, and acknowledged that he executed the same as the free act and deed of the said JOHN Q. ERICSON AND WIFE, I-LIN L. ERICSON.

My Commission Expires: 4/20/03 ~~May 20, 2003~~

Notary Public

