Davidson County DEEDWARR
Recvd: 06/20/03 13:55 2pgs
Fees:13.00 Taxes:552.21
20030620-0085705

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,247.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of June, 2003.

Notary Public

My Commission Expires: 11/2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Ted M. Erickson and Amy Erickson
8080 Sawyer Brown Road
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Union Planters Bank, NA
P.O. Box 2282
Memphis, TN. 38101-2282

MAP-PARCEL NUMBERS:
128-14-0-4

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, **Carol E. Waller** hereinafter referred to as Grantors, hereby transfers and conveys to **Ted M. Erickson and wife, Amy Erickson** 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Harpeth Park, Section I, as of record in Book 3600, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 90.0 feet along the easterly side of Sawyer Brown Road and runs back between lines 169.15 feet on the south side of 169.55 feet on the north side, to a line on the rear on which it measures 98.65 feet.

Being the same property conveyed to Robert L. Driver and wife, Myrtle E. Driver, deceased, by deed from Edward Earl Pittman and wife, Sue Dail Pittman of record in Book 7011, page 477, Register's Office for Davidson County Tennessee, dated 10/15/86. Robert L. Driver having since died vesting property in Carol E. Waller by virtue of Last Will and Testament dated February 27, 2003 as of record in Docket No. 03P-873, Circuit County for Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 3600, Page 92, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3844, Page 701, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 8080 Sawyer Brown Road, Nashville, Tennessee 37211.

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 17th day of June, 2003.

Carol E. Waller

Carol E. Waller

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 Carol E. Waller, 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 17th day of June, 2003.

Notary Public

My Commission Expires: 11/22/05

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