Davidson County DEEDWARR
Recvd: 02/04/04 10:38 2pgs
Fees:13.00 Taxes:1535.50
20040204-0013553

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value (whichever is greater) is $415,000.00.

Affiant

Subscribed and sworn to before me, this 30 day of January, 2004.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 4/23/07

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 312
Nashville, TN 37205

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
Brenda K. Rigsby 413 Ridgecrest Lane Lebanon, TN 37087	Same	Map 147-16 Parcel 197

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Donald H. Erickson and wife, Julia L. Erickson,** the Grantors herein, have bargained and sold, and by these presents do transfer and convey unto **Brenda K. Rigsby**, an unmarried person, her heirs, representatives and assigns, the Grantee herein, a certain tract or parcel of land in Davidson County, Tennessee and described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being a tract shown on an unrecorded Map of George Hicks and James D. Gillespie Nolensville Road Property.

Beginning at a point on the westerly margin of Nolensville Road being North 7 degrees 59' West 200 feet from the Southeast corner of property conveyed to George Hicks and James D. Gillespie by installment deed of record in Book 3762, page 16, Register's Office for Davidson County, Tennessee; then South 82 degrees 01' West 253.18 feet to a point in the easterly line of Whispering Hills Subdivision, Section 5; thence along said line North 1 degree 35' West 100.63 feet to a point; thence North 82 degrees 01' East 241.96 feet to a point on the westerly margin of Nolensville Road; thence along the Westerly margin of Nolensville Road, South 7 degrees 59' East 100 feet to the point of beginning.

Being the same property conveyed to Donald H. Erickson and wife, Julia L. Erickson by deed from George T. Hicks and James D. Gillespie of record in Book 5118, page 681 and as corrected in Book 5183, page 555 and by Quitclaim Deed recorded in Book 5167, page 268, all in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4835 Nolensville Road, Nashville, Tennessee 37211.

This conveyance is made subject to:

1. Taxes for the year 2004, a lien, but not yet due or payable, which have been pro rated and assumed by Grantee.
2. Subject all matters shown on the Plan of record in Book 5060, page 86, Register's Office for Davidson County, Tennessee.
3. Permanent Easement recorded in Book 5167, page 270, Register's Office of Davidson County, Tennessee.

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, her heirs, assigns and representatives forever. And the undersigned does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as noted above.

And, GRANTORS further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 30th day of January, 2004.

Donald H. Erickson

Donald H. Erickson

Julia L. Erickson

Julia L. Erickson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald H. Erickson and wife, Julia L. Erickson**, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of January, 2004.

BARBARA LEMRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC

My Commission Expires: 9/22/07