Davidson County DEEDWARR
Recvd: 05/14/04 10:24 2pgs
Fees:13.00 Taxes:851.00

20040514-0056695

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Jennifer McDowell
Affiant

Subscribed and sworn to before me, this 13th day of May, 2004.

Gregory Polzin
Notary Public
My commission expires: 3/25/04

02-0404-43088

Address of New Owner:	Send Tax Bills to:	Tax Information
Emily A. Ericson 5736 Sterling Oaks Drive Brentwood TN 37027	New Owner	172-5-B-7.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas J. Downey and wife, Jacqulyn P. Downey, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Emily A. Ericson, hereinafter called the Grantees, their successors 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. 7 on the Plan of Sterling Oaks Subdivision, Phase One, of record in Book 8250, Page 998, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Thomas J. Downey and Jacqulyn P. Smith by deed dated 6/8/99 of record in Book 11523, Page 627, Register's Office for Davidson County, Tennessee. Jacqulyn P. Smith is now known as Jacqulyn P Downey, having married Thomas J. Downey.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Book 8250, Page 998, said Register's Office, which Plan shows a minimum building setback line and easement(s) to which plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 10951, Page 547, Book 11514, Page 959, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration is hereby made for more particulars.

This property is improved property known as 5736 Sterling Oaks Drive, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 13th day of May, 2004.

Thomas J. Downey

Jacqulyn P. Downey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas J. Downey and Jacqulyn P. Downey, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 13th day of May, 2004.

Notary Public

My Commission expires 9/4/05

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005