PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(km) Title No: 45525
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/17/04 12:30 2pgs
Fees:13.00 Taxes:1110.00
20040517-0057503

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jim Barker 3801 Harding Place Nashville, TN 37215	Bank of America 1400 Best Plaza Drive Suite 101 Richmond, Virginia 23227

TAX MAP-PARCEL NUMBERS: 130-08-112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily A. Ericson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jim Barker** 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 1.1 acres, (more or less) on the southerly margin of Harding Place in the 1st Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly margin of Harding Place at the northwest corner of the North Northumberland Development Company's Tract as recorded in Book 6302, Page 358, R.O.D.C., thence S. 6 deg. 30 min. 57 sec. W. along the westerly line of said North Northumberland Development Company's Tract 300.61 feet to a point; thence S. 89 deg. 30 min. 11 sec. W. 173.81 feet to the southeast corner of the Ruth L. Wilkinson Tract as recorded in Book 4937, page 778, of the R.O.D.C.; thence N. 5 deg. 30 min. 50 sec. E. 300 feet, more or less, to a point in the said Southerly margin of Harding Place; thence N. 89 deg. 51 min., 02 sec. E. along said Southerly margin 179.09 feet to the point of beginning, containing 1.1 acres, more or less. Together with and subject to an Ingress/Egress Easement of record in Book 1511, Page 421., said Register's Office and an Easement Maintenance Agreement of record in Document No. 20010514-0049569, said Register's Office. Said Ingress/Egress Easement is set out on the plan of record in Book 6900, Page 120, said Register's Office .

Being the same property conveyed to Emily A. Ericson by deed from Patricia M. Moore, unmarried of record in Book 8528, Page 360, rerecorded in Book 8546, Page 310, Register's office for Davidson County, Tennessee.

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 2004, and subsequent years; Easement Maintenance Agreement of record in Document No. 20010514-0049569, said Register's Office; Easement Agreement of record in Book 1511, Page 421, said Register's Office.

This is improved property, known as: 3801 Harding Place, Nashville, Tennessee 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 13th day of May, 2004.

Emily A. Ericson

State of TENNESSEE
County of WILLIAMSON

On this 13th day of May, 2004 , before me the undersigned authority, personally appeared Emily A. Ericson , 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Sworn and subscribed before me this the 13th day of May, 2004

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public