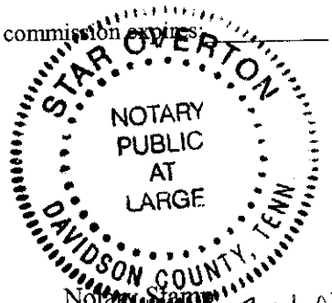
My commission expires:  Notary Stamp 7-21-07 My Commission Expires	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $119,500.00 Affiant Subscribed and sworn to before me, this 19th day of August, 2004. Notary Public

Davidson County DEEDWARR
Recvd: 09/13/04 12:33 2pgs
Fees:13.00 Taxes:442.15

20040913-0110147

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 102
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Donald J. Dabney	nBank, NA	**Map/Parcel 165-13-0-A-109.00 CO**
313 Amberwine Court	55 Merchant St., Suite 300	
Antioch, TN 37013	Cincinnati, OH 45246	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Melinda N. Ericson, an unmarried woman

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

Donald J. Dabney, an unmarried man

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. 479, on the Plan of Peppertree Forest, P.U.D., Section Nine, of record in Plat Book 7900, page 760, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Shane K. Mangrum and Melinda N. Ericson, unmarried persons, by Warranty Deed, from Allen Earps and wife, Betty Earps, of record in Book 9581, page 537, Dated January 26, 1995, Register's Office for Davidson County, Tennessee, also being the same property conveyed to Melinda N. Ericson, unmarried, by Quitclaim Deed, from Shane K. Mangrum, unmarried, of record in Book 11069, page 3, Dated August 17, 1998, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 760, Register's Office for DAVIDSON County, Tennessee.
Notice of Lien for the benefit of Peppertree Home Owners Association of record in Instrument # 20040317-0030585, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8757, Page 607, amended in Book 9004, page 514, Book 9157, page 711 Book 9287, page 698 & Book 9455, page 801, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 8757, page 623, Register's office for Davidson County, Tennessee.
Subject to flow of any streams on and across subject property.
All other easements and restrictions of record in Register's Office for Davidson County, Tennessee.
Any and all visible easements lying on or across the property.

This is improved property known as 313 Amberwine Court, Antioch, TN 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 30th day of August, 2004.

Melinda N. Ericson By: [illegible] Attorney in fact
Melinda N. Ericson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **A Scott Hubbard**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **Melinda N. Ericson** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Melinda N. Ericson**, and is authorized by **Melinda N. Ericson** to execute this instrument on his/her behalf.

Witness my hand, at office, this 19th day of August, 2004.

My Commission Expires: _____ **Notary Public**