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:(_____) Title No: 45925
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/24/04 12:47 2pgs
Fees:13.00 Taxes:1109.63
20040924-0115530

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Michael Mahaffey 1316 Falkirk Court Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 142-16-A-66

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$299,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark P. Erdman, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Michael Mahaffey , unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Phase Two, Devon Park of record in Book 6250, Page 432 Register's Office for said County.

Said Lot No. 66 fronts 90.72 feet on the northeasterly margin of Falkirk Court and extends back 127.65 feet on the northwesterly line(s) and 116.22 feet on the southeasterly line to a dead line in the rear, measuring 87.70 feet thereon.

Being the same property conveyed to Mark P. Erdman, married, by deed from John Spencer Essell and wife, Tempe T. Essell of record in Book 8551, Page 777, Register's Office for Davidson County, Tennessee.

Jennifer Erdman, spouse of Mark P. Erdman joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

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; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 432, said Register's Office, which Plan shows a minimum building setback line and a designated building envelope and a 10 foot easement for public utility and drainage purposes along the rear line(s). And a 10 foot easement for public utility and drainage purposes across the southwesterly front corner of said lot. Subject to Storm Water Detention Agreements of record in Book 6145, Page 252 and Book 6503, Page 144, said Register's Office. Agreement for Dedication of Water Line of record in Book 7598, page 751, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 6176, page 7, Book 6541, page 542, Book 6967, Page 156, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1316 Falkirk Court, Nashville, Tennessee 37221

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 22nd day of September, 2004.

Mark P. Erdman

Jennifer Erdman

State of TENNESSEE
County of DAVIDSON

On this 22nd day of September, 2004 , before me the undersigned authority, personally appeared Mark P. Erdman and Jennifer Erdman , 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: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $299,900.00

Affiant

Sworn and subscribed before me this the 22nd day of September, 2004

My Commission Expires: 1/4/06

Notary Public

H. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.