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Davidson County DEEDWARR
Recvd: 05/16/05 10:48 2 pgs
Fees:13.00 Taxes:11821.50
20050516-0054759

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$3,195,000.00.**

Affiant

Subscribed and sworn to before me this the 13th day of May, 2005.

Notary Public

My commission expires:
(AFFIX SEAL)

JAMES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMM. EXPIRES: 3-14-2009

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Neil O'Donnell	**Union Planters Bank, N.A.**	**Map 131-13, Parcel 019.00**
5329 Stanford	**4101 Hillsboro Rd.**	
Nashville, TN 37215	**Nashville, TN 37215**	

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

Eric N. Ericson, Jr.

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

Neil O'Donnell and wife, Leslie O'Donnell

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 more particularly described as follows:

Being the southerly part of Lot 35 on Stanford and Criswell's Revised Plan of Westwood of record in Book 974, Page 14, Register's Office of Davidson County, Tennessee. Said part of lot fronts 200 feet on the westerly side of Stanford Drive and runs back 572 feet on the northerly line and 573 feet, more or less, on the southerly line, to the easterly line of Lot 32, measuring 125 feet thereon.

Being the same property conveyed to Eric N. Ericson, Jr., a married man by deed from Freed-Hardeman University, a Tennessee Educational Non-Profit Corporation of record in Instrument #20030226-0025771, Register's Office for Davidson County, Tennessee.

Tricia C. Ericson joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Eric N. Ericson, Jr.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **5329 Stanford, Nashville, TN 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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is 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 GRANTEE, his 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 13th day of May, 2005.

Eric N. Ericson, Jr.

Tricia C. Ericson

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eric N. Ericson, Jr. and wife, Tricia C. Ericson,** the bargainor(s) 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 Brentwood, Tennessee on this **13th** day of **May, 2005.**

Robin S. Edwards
Notary Public

My Commission Expires: 3/28/07

