SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 09/07/05 13:53 2 pgs
Fees:13.00 Taxes:277.50
20050907-0107650

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

SANDRA S. TOMLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
EXPIRES: FEBRUARY 19, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2005.

Notary Public
My commission expires: FEBRUARY 19, 2007

02-0508-44171

Address of New Owner:	Send Tax Bills to:	Tax Information
Paul Riviere 610 N. 9th Street Nashville TN 37206	Owner	82-08-0-070

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, Dale Erickson and Anne M. Erickson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Paul Riviere and wife, Carolyn Riviere, 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 Map of Bransford Realty Company's Subdivision of the McWhirter Tract, etc., of record in Book 421, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dale Erickson and Anne M. Erickson by Special Warranty Deed from Manufacturers & Traders Trust Company, One M&T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1996-4, Agreement dated December 4, 1996, Grantor, by its duly authorized attorney in fact, Select Portfolio Servicing, Inc. F/K/A Fairbanks Capital Corp., dated September 14, 2004, of record in Instrument No. 20040927-0116071, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 610 N. 9th Street, Nashville, TN 37206

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 31st day of August, 2005.

Dale Erickson

Dale Erickson

Anne M. Erickson

Anne M. Erickson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dale Erickson and Anne M. Erickson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of August, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/4/05

