Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White, P.C.
315 Deaderick St, Suite 1700
Nashville, TN 37238

Davidson County DEEDWARR
Recvd: 12/19/05 15:07 2 pgs
Fees:13.00 Taxes:2127.50
20051219-0152145

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Eric N. Ericson, Jr. and wife, Tricia Ericson 130 Brighton Close Nashville, Tennessee 37205	SAME	Map/Parcel 130-12-0-A 11.00 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas V. White and wife, Sandra M. White**, ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Eric Ericson and wife, Tricia Ericson,** ("Grantees"), their heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 11 on the Plan of Northumberland, of record in Book 6250, Pages 128 and 129, Register's Office for Davidson county, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas V. White and wife, Sandra M. White, by deed of record in Book 6548, Page 948, Register's Office for Davidson County, Tennessee.

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 and assigns forever.

And the Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for:

1. 2005 taxes which have been prorated between Grantors and Grantees;

2. Covenants, conditions and restrictions as set forth in the Declaration of Protective Covenants, Conditions and Restrictions of Northumberland, dated September 7, 1984, of record in Book 6377, Page 18, and recorded in Book 6545, Page 799, Register's Office for Davidson County, Tennessee.

3. Easement and certain rights retained by Northumberland Development Company granted to Northumberland Homeowner's Association, Inc., all as more particularly described in the Deed from Northumberland Development Company to the Grantors;

4. Easements, setback lines and other matters shown on the recorded Plan of Northumberland, of record in Book 6250, Page 128, Register's Office of Davidson County, Tennessee, and as amended by Surveyor's Certificate of Correction, of record in Book 6386,

Page 194, Register's Office for Davidson County, Tennessee, affecting Lots 15, 18 and 62. Note: Lots 31, 32, 33, 34, 43, 44, 48, 49 and 50 are encumbered by an easement to Nashville Electric Service, of record in Book 2296, Page 303, Register's Office for Davidson County, Tennessee, which easement is shown on the recorded plan. Lots 31, 32, 33 and 34 are also encumbered with a ten (10) foot easement for water mains and appurtenances, of record in Book 6434, Page 788, Register's Office for Davidson County, Tennessee, which lies within the Nashville Electric Service Easement. Lots 40, 41, 46, 47 and 51 are encumbered by a perpetual ingress and egress easement over a 50 foot unnamed drive from Harding Place, and a perpetual easement for installation and maintenance of a water pipe or main within said unnamed drive, both granted to Nashville Suburban Utility District in Book 1181, Page 486, Register's Office for Davidson County, Tennessee.

And the Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantors have executed this General Warranty Deed as of December 12th, 2005.

Thomas V. White

Sandra M. White

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS V. WHITE AND SANDRA M. WHITE, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 7-25-09

YVONNE NORMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$575,000.00**.

Affiant

Subscribed and sworn to before me this 12 day of December, 2005.

Notary Public

My commission expires: 7-25-09

YVONNE NORMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.