This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

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

ADDRESS NEW OWNER:
Eric N. Ericson
364 Ardsley Place
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
Reliant Bank
1724 Caruthers Parkway, Suite 400
Brentwood, TN 37027

MAP	**131-5**
GROUP	**C**
PARCEL	**364.00**

Davidson County DEEDWARR
Recvd: 03/20/06 10:02 2 pgs
Fees:13.00 Taxes:758.50
20060320-0031498

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Graham N. Abell, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and **Eric N. Ericson, married** hereinafter called the "GRANTEE", his 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 Unit No. 364 on the Plan of Hillsborough Condominiums, of record in Book 6250, page 699, and as further set out in Exhibit "B" to the Master Deed & By-Laws of record in Book 6822, page 721, Register's Office, Davidson County, Tennessee, to which plan and exhibit "B" reference is hereby made for a more complete description thereof.

Being the same property conveyed to Graham N. Abell by deed from Christopher D. Roman and wife, Erin Roman and Stanley R. Roman and wife, Beverly D. Roman of record in Instrument #20020524-0063359, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **364 Ardsley Place, Nashville, Tennessee 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 the said GRANTEE that he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 hand this the 3rd day of **March, 2006.**

Graham N. Abell

STATE OF Louisiana
COUNTY/PARISH OF Ouachita

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Graham N. Abell,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of March, 2006.

17203
NOTARY PUBLIC

My Commission Expires: at death

STATE OF Tennessee
COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is $205,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 8-9-09