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

ADDRESS NEW OWNER:
Roy S Dickson, Co-Trustee
130 Brighton Close
Nashville, Tennessee 37205

SEND TAX BILL TO:
~~**Mortgagee**~~ TAYLOR BEAN & WHITAKER
1417 N. MAGNOLIA AVENUE
OCALA, FLORIDA 34475

MORTGAGEE:
PEOPLES HOME EQUITY
215 WARD CIRCLE # 101
BRENTWOOD, TN 37027

MAP 104-13F
GROUP
PARCEL 130CO

Davidson County DEEDWARR
Recvd: 08/13/07 13:05 2 pgs
Fees:13.00 Taxes:2930.40
20070813-0096563

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Eric N. Ericson, married, joined by his wife, Tricia C. Ericson** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Roy S Dickson and Cassandra G. Dickson, husband and wife,** 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, being Lot No. 130 on the Plan of Brighton Close, Phase II, of record in Plat Book 9700, page 695, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eric N. Ericson, married by deed from Brighton Close, Ltd of record in Book 11672, page 376, 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 2007 and subsequent years.

This is **improved** property known as **130 Brighton Close, Nashville, Tennessee 37205.**

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, GRANTOR does covenants with the said GRANTEES 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 GRANTEES, and 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 the **20th** day of **July, 2007.**

Eric N. Ericson

Tricia C. Ericson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Eric N. Ericson, and Tricia C. Ericson**, the bargainors, 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 20th day of July, 2007.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $792,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of ~~July, 2007~~.

~~Rebecca T. Garland~~ DANIELLE GRIGGS
NOTARY PUBLIC

My Commission Expires: 5/23/2009