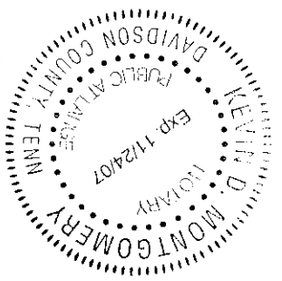
WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-/



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David P. Keane	America's Wholesale Lender	107-09
(NAME)	(NAME)	
1005 Harold Drive	P.O. Box 10212	2.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Van Nuys, CA 91410	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SCOTT VICKROY AND WIFE, CAROL VICKROY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID P. KEANE, A MARRIED PERSON,** 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. 17, on the Plan of Patricia Heights Annex, of record in Book 2900, page 37, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Scott Vickroy and wife, Carol Vickroy, as tenants by the entirety, by deed from Timothy J. Cassidy and wife, Blair N. Cassidy, of record in Instrument #20040601-0064108, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantor(s); (b) all matters appearing on the plan of record in Book 2900, Page 37, said Register's Office; and (c) restrictive covenants of record in Book 2542, page 519, Book 6045, page 421, Book 6067, page 762 and Book 6887, page 605, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1005 Harold Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 our hands this 16th day of December, 2004.

Scott Vickroy, by Patrick Waggoner as Attorney in Fact

Carol Vickroy, by Patrick Waggoner as Attorney in Fact

as Attorney in Fact

Davidson County DEEDWARR
Recvd: 12/17/04 14:02 2pgs
Fees:13.00 Taxes:443.26

20041217-0150340

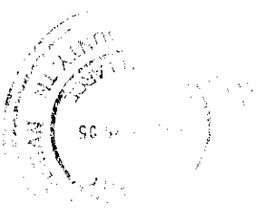
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of December, 2004, before me personally appeared **Patrick Waggoner**, known to me (or satisfactorily proven) to be the person who executed the foregoing instrument on behalf of **Scott Vickroy and Carol Vickroy**, and who acknowledged that he executed the same as the free act and deed of **Scott Vickroy and Carol Vickroy**.

Witness my hand and official seal at Nashville, Tennessee this 16th day of December, 2004.

Commission expires:



Notary Public