THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0605029 Record and Return to:	The actual consideration or value, whichever is greater, for this transfer is: $202,000.00. Affiant Subscribed and sworn to before me this 24th day of May, 2006. Notary Public My commission expires: 5/23/2009

Davidson County DEEDWARR
Recvd: 05/31/06 10:30 2 pgs
Fees:13.00 Taxes:747.40
20060531-0063665

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

5/23/09

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP, PARCEL NUMBER:
Timothy Wick Linsi-Kaye Wick 7832 Farmington Place Nashville, TN 37221	America's Wholesale Lender 4500 Park Granada Calasbasas, CA 91302	MAP 126-15-A, PARCEL 27

My Commission Expires MAY 23 2009

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **George J. Modos, Jr.** and wife, **Carol A. Modos,** (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Timothy Wick** and **Linsi-Kaye Wick**, husband and wife (the "Grantees"), Grantees' successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Phase One, Boone Trace at Biltmore of record in Plat Book 7900, page 667, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George J. Modos, Jr., and wife, Carol A. Modos, by deed dated June 28, 1996, from Fox Ridge Homes, Inc., of record in Book 10110, page 804, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year of 2006, which have been prorated and assumed by the Grantees.
2. All matters shown on the Plan of PUD Boundary Master Plat of Boone Farm at Biltmore of record in Plat Book 6900, page 470, Register's Office of Davidson County, Tennessee.
3. All matters shown on the Plan of Phase One, Boone Trace at Biltmore of record in Plat Book 7900, Page 667, Register's Office of Davidson County, Tennessee.
4. Restrictive Covenants of Biltmore Development, Proposed Boone Trace at Biltmore of record in Book 7265, page 657, Register's Office of Davidson County, Tennessee.
5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions, and Restrictions of Boone Trace of record in Book 9342, page 312, as re-recorded in Book 9735, page 931, and Instrument No. 200107170075902, Register's Office of Davidson County, Tennessee.
6. Charter of Boon Trace at Biltmore Homeowners' Association of record in Book 9607, Page 534, Register's Office of Davidson County, Tennessee.
7. Agreement for Dedication of Public Utilities Easement granted to Harpeth Valley Utilities District of record in Instrument No. 200402040013636, Register's Office of Davidson County, Tennessee.
8. Easement and Right of Entry Agreement underground executed by and between First Hotel Investment Corp., and Viacom Cable of record in Book 9665, page 420, Register's Office of Davidson County, Tennessee.
9. Conveyance of open space and/or common areas to Boone Trace Homeowners Association, Inc. by Quitclaim Deed of record in Instrument No. 200111190126831, Register's Office of Davidson County, Tennessee.
10. Grant of Overhead Line Easement to Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board by said government of record in Book 8992, page 62, Register's Office of Davidson County, Tennessee.

This is improved property known as: 7832 Farmington Place, Nashville, TN 37221

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees and Grantees' successors, heirs and assigns, forever. **GRANTORS**

COVENANT that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantees and Grantees' successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 24th day of May, 2006.

George J. Modos, Jr.

Carol A. Modos

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, George J. Modos, Jr. and Carol A. Modos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 24th day of May, 2006.

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009