RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoo Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 08/07/06 14:10 2 pgs
Fees:13.00 Taxes:999.00
20060807-0096622

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn to before me, this 2nd day of August, 2006.

Notary Public
My commission expires: 03-22-2008

03-0607-33934

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Dickie L. Sizemore	SAME	142-13-0-B-200.00
1309 Morton Mill Court		
Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Alexander F. Vincent, Jr., married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Dicki L. Sizemore,* hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 216, on the Plan of Riverside, Phase 5-B, of record in Instrument No. 20030212-0019415, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alexander F. Vincent, Jr. by deed from NVR, Inc., a Virginia Corporation Trading as Fox Ridge Homes, dated June 25, 2002, recorded July 3, 2002, of record in Instrument No. 20030703-0092219, Register's Office for Davidson County, Tennessee.

Melody Vincent, wife of Alexander F. Vincent, Jr., hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1309 Morton Mill Court, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, 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 3rd day of August, 2006.

Alexander F. Vincent, Jr.

Melody Vincent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alexander F. Vincent, Jr., and Melody Vincent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 3rd day of August, 2006.

[redacted] Ryan Trammel
State of Tennessee at Large
RT Notary

My Commission expires [redacted] RT Notary
2-1-09

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY