THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26357-03-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $217,000.00. Affiant Subscribed and sworn to before me this 26th day of March, 2007. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Shannon Cate Vick 721 Branch Creek Road Nashville, TN 37209	**Send Tax Bills To:** PrimeTrust Bank P.O. Box 210287 Nashville, TN 37221	**Tax Information:** Map No.103-10-0-012.00 Parcel No.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Richard Bacon, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shannon Cate Vick, a single female** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 721 Branch Creek Road, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

The subject property is not and has not been the residence of the seller, his spouse or issue.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of March, 2007.

James Richard Bacon

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James Richard Bacon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2007.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 03/28/07 14:33 2 pg
Fees:13.00 Taxes:802.90
20070328-0037214

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Brookside Courts Addition No. 3, as of record in Plat Book 1835, page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Richard Bacon, married, by deed dated Februrary 22, 2006, from Shannon Cate Vick, unmarried, of record in Instrument No. 20060227-0022389, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1835, page 107, Register's Office for Davidson County, Tennessee.
3. Easement for Driveway of record in Book 5168, page 596, Register's Office for Davidson County, Tennessee.
4. Easement for Grant of Appurtenant Easement of record in Book 11253, page 556, Register's Office for Davidson County, Tennessee.