Davidson County DEEDWARR
Recvd: 08/23/07 09:16 3 pgs
Fees:18.00 Taxes:277.50
20070823-0100667

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 16th day of August, 2007, by and between RICHARDSON INVESTMENTS LLC OF NASHVILLE, hereinafter called Grantor, and JOE R. VICK and JEAN W. VICK, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, RICHARDSON INVESTMENTS LLC OF NASHVILLE, as Grantor, does hereby bargain, sell, transfer and convey unto JOE R. VICK and JEAN W. VICK, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 6064 OLD HICKORY BLVD., WHITES CREEK, TENNESSEE 37189.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER: RICHARDSON INVESTMENTS LLC OF NASHVILLE

Gregory Richardson

BY: _____
GREGORY RICHARDSON, MANAGING MEMBER
Signature of Seller

CORPORATE
STATE OF Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **GREGORY RICHARDSON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIMSELF to be MANAGING MEMBER of **RICHARDSON INVESTMENTS LLC OF NASHVILLE,** the within named bargainor, and that HE as such MANAGING MEMBER, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by HIMSELF as MANAGING MEMBER.

Witness my hand, at office, in JOELTON, TENNESSEE, this 16th, day of **August, 2007.**

Howard M. Skipworth
Notary Public

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

My Commission Expires: _____

Name and Address of Property Owner:

JOE R. VICK and JEAN W. VICK
7000 Indian Ridge Blvd.
White House, TN 37188

Property Address:

6064 OLD HICKORY BLVD., WHITES CREEK, TENNESSEE 37189

Person Responsible for Taxes:

Joe R. Vick & Jean W Vick
SAME

Map & Parcel #: MAP 38, PARCEL 109

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$75000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Jean W Vick
Affiant

Sworn to and subscribed before me, a Notary Public, this 16th day of **August, 2007.**

Howard M. Skipworth
Notary Public

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

My Commission Expires: _____

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-419J

EXHIBIT 'A'

Land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pipe in the right-of-way of Old Hickory Boulevard, referenced by the southwest corner of the J.L. Perry residence, bearing of which is north 18 1/2 degrees west; running with the south right-of-way line north 34 1/2 degrees east 149 feet, north 44 degrees east 187 feet, north 54 degrees east 151 feet, north 60 degrees east 102 feet, and north 66 degrees east 97 feet to a point in the center of Stenburg Road; thence south 48 1/2 degrees east one hundred feet to a point in the center of Stenburg Road; thence south 16 degrees west 724 feet to a point in the center of a branch which is about fifty feet below the fork of two branches; thence turning up the hill north 50 degrees west 510 feet to the point of beginning, according to a survey made by C.J. Carney, April 15th, 1953.

BEING the same property conveyed to RICHARDSON INVESTMENTS LLC OF NASHVILLE, by Warranty Deed from Wanda June Loftin, an unmarried woman, of record in Instrument Number 20061006-0124226, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 38, PARCEL 109).
2. Company does not assume any liability whatsoever for the amount of acreage contained in the subject property.

3. Subject to flow of creek.

4. Title to that portion of the insured property within the bounds of any public right-of-way.