Davidson County DEEDWARR
Recvd: 11/14/07 12:54 3 pgs
Fees:18.00 Taxes:723.42
20071114-0133638

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 2nd day of October, 2007, by and between JAMES H. VESTER, SR. and JOAN VESTER F/K/A JOAN MCKENNA, HUSBAND AND WIFE, hereinafter called Grantors, and GEOFFREY T. FELTS and DANYELLE FELTS, 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, JAMES H. VESTER, SR. and JOAN VESTER F/K/A JOAN MCKENNA, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto GEOFFREY T. FELTS and DANYELLE FELTS, 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 Grantors 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 to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 4172 VESTER ROAD, WHITES CREEK, TN 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 Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs 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 hands and seals of the Grantor on this the day and year first above written.

SELLER:

JAMES H. VESTER, SR.
Signature of Seller

JOAN VESTER F/K/A JOAN MCKENNA
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAMES H. VESTER, SR. and JOAN VESTER F/K/A JOAN MCKENNA, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, **this** 23rd **day of October, 2007.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

GEOFFREY T. FELTS and DANYELLE FELTS
401 Carter's Glen Drive
Nashville, Tn 37221

Property Address:

4172 VESTER ROAD, WHITES CREEK, TN 37189

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 48, PARCEL 59

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 **$195520** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this 23 day of **October, 2007.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 07-8050

EXHIBIT "A"

BEGINNING in the center of Vester Road at a corner of the 79.2 acre tract conveyed by Henry M. Vester to Louise V. Vick and husband, John M. Vick, by deed of record in Book 4335, Page 112, Register's Office for said county; thence North 46 degrees 31' west 28 feet to a point; thence South 39 degrees 59 West 226.1 feet to a point; thence North 49 degrees 30' west 44 feet to a point; thence South 45 degrees 31' west 700 feet to a point; thence South 71 degrees 16' west 1,524 feet to a stake at Underwood's corner; thence South 33 degrees 30' west 561 feet to a stake with elm and oak pointers at Underwood's corner; thence South 33 degrees 30' East 379.5 feet to a small black oak on the ridge; thence East 379.5 feet to a white oak on the dividing ridge between White's Creek and Drake's Branch; thence North 68 degrees East 231 feet to a point; thence North 84 degrees 15' East 495 feet to a point; thence South 74 degrees East 495 feet to a point; thence North 43 degrees East 511.5 feet to a big rock; thence North 65 degrees East 231 feet to a white oak; thence South 86 degrees East 841.5 feet to a hickory; thence North 27 degrees 20' East 110 feet to a point; thence North 23 degrees 50' West 392.8 feet to an iron pin and sycamore; thence North 39 degrees 25' West 618.5 feet to a point; thence North 26 degrees 37' West 245.8 feet to an iron pin; thence North 9 degrees 12' West 368 1 feet to an iron pin; thence North 46 degrees 31' West 73 feet to the beginning, containing 70 acres, more or less, according to plat drawn by Wm. Robert Vick.

ALSO INCLUDED, BUT EXPRESSLY EXCLUDED THEREFROM is a parcel of land conveyed unto Harold Martin Vester, Jr. and wife, Joy Vester by deed from Harold M. Vester, Sr., and wife, Helen P. Vester, dated June 25, 1983, and of record in Book 6084, page 818, Register's office for Davidson County, Tennessee, and being more particularly described as follows: Beginning in the center of Vester Road at a corner of the 79.2 acre tract conveyed; Henry M. Vester to Louise V. Vick and husband, John M. Vick, by deed of record in Book 4335, page 112, Register's Office for said County; thence South 46 degrees 31' East 73 feet to a point; thence South 9 degrees 12' East 368.1 feet to a point; being the point of beginning; thence South 26 degrees 37' East 245.8 feet to a point; thence South 39 degrees 25' East 618.5 feet to a point; thence South 23 degrees 50' East 392,8 feet to a point; thence South 27 degrees 20' West 110 feet to a point; thence North 86 degrees West 841.5 feet to a point; thence North 6 degrees 43' West 7456.00 feet to a point; thence North 41 degress 38' East 475 feet to a point, to the point of beginning, containing 15.7 acres, more or less, according to plat drawn by Wm. Robert Vick.

THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND, TO WIT:

BEING A TRACT OF LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF THE PROPERTY OF RECORD IN DEED BOOK 11762, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF TAX MAP 48, PARCEL 59, (this portion now known as Tax Map 48, parcel 296) AND FURTHER DESCRIBED ACCORDING TO A SURVEY BY VICK SURVEYING LLC, DATED AUGUST 9, 2007, AS FOLLOWS:

Beginning on a ½" pipe (set) being located S 44 deg. 29' 17" W 71.85 feet from a power pole as well as being located approximately 6' from the center of a gravel drive; thence going with Billy Hendrixson S 38 deg. 58' 24" E 73.00 feet to a 8" locust fence post; thence S 05 deg. 10' 24" E 368.10 feet to a ½" pipe (set); thence leaving the Hendrixson property and going with the Fernando Salcido property S 45 deg. 39' 36" W 475.00 feet to a ½" pipe (set); thence leaving the Salcido property and going with the remainder of the James H. Vester and Joan McKenna (Vester) property S 52 deg. 06' 14" W 304.57 feet to a ½" pipe (set); thence N 65 deg. 52' 36" W 463.38 feet to a ½" pipe (set); thence N 47 deg. 38' 18" E 265.00 feet to a ½" pipe (set); thence leaving the Vester and McKenna (Vester) property and going with the John M. Vick property N 47 deg. 38' 18" E 700.00 feet to a ½" pipe (set); thence S 43 deg. 15' 04" E 44.00 feet to a ½" pipe (set); thence N 46 deg. 09' 23" E 226.10 feet to a ½" pipe (set); thence S 38 deg. 58' 24" E 28.00 feet to the beginning being 10.00 acres, more or less, as surveyed by Christopher M. Vick R.L.S. #2164 on August 9, 2007.

Being a portion of the same property conveyed to James H. Vester, Sr., unmarried, and Joan McKenna, Unmarried, as joint tenants with the right of survivorship, by Quitclaim Deed from Harold M. Vester, unmarried, of record in Book 11762, page 36, Register's Office for Davidson County, Tennessee, now known as Joan A. Vester by Quitclaim Deed of record in Book 20020611-0071149, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 48, PARCEL 59).
2. Subject to rollback taxes under the Greenbelt assessment as per T.C.A. 67-5-1001, et seq. Subject to Application for Greenbelt Assessment of record in Book 9297, page 853, said Register's Office.