THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08080610**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $147,500.00. Catherine Ragsdale Affiant Subscribed and sworn to before me, this 15th day of September, 2008. Georgette R Kennedy Notary Public My Commission Expires: 9-19-09

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Ryan Martin 533 Longview Drive Pegram TN 37143	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11200002600

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, **Mildred Lee Vickery, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Martin, unmarried** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN THE NINTH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE ON THE NORTH SIDE OF LONGVIEW DRIVE. BEGINNING AT A STEEL PIN IN THE CENTER OF LONGVIEW DRIVE 440 FEET EAST OF THE JAMES A. KIRKPATRICK TRACT NORTH 3 1/2° EAST 470 FEET TO A STEEL PIN THENCE EAST 24 1/2° SOUTH 28 FEET TO A STEEL PIN THENCE SOUTH 27 1/2° WEST 438 FEET TO A STEEL PIN IN THE CENTER OF LONGVIEW DRIVE THENCE WITH SAID ROAD WEST 23° NORTH 100 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.97 ACRES MORE OR LESS. BEING THE SAME PROPERTY CONVEYED TO BRUCE LEE VICKERY AND WIFE, MILDRED LEE VICKERY, BY INSTALLMENT DEED FROM DAVID S. FERGUESON AND WIFE, HELEN B. FERGUESON, RECORDED JULY 25, 1960 IN BOOK 3101, PAGE 230, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.
THE SAID BRUCE LEE VICKERY HAVING SINCE DIED ON MAY 1, 2008.

This is improved property located at 533 Longview Drive Pegram TN 37143.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 15th day of September, 2008.

Mildred Lee Vickery
Mildred Lee Vickery

Davidson County DEEDWARR
Recvd: 09/18/08 10:00 2 pgs
Fees:13.00 Taxes:545.75
20080918-0095250

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mildred Lee Vickery, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2008.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY