Return To:
Commonwealth Title Agency
of Nashville, Inc.
101 Elmore Avenue
Madison, TN 37115

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

JAMES H. VESTER, SR. AND JOAN VESTER
4174 Vester Rd
Gallatin TN 37080

SEND TAX BILLS:

SAME

Davidson County DEEDWARR
Recvd: 02/11/09 15:56 4 pgs
Fees:23.00 Taxes:706.08
20090211-0012151

MAP/PARCEL NUMBER: MAP

48, PARCEL 59

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190832.92 ON THIS 27 DAY OF JANUARY, 2009.

AFFIANT

Subscribed to and sworn before me on this the 27 day of JANUARY, 2006.

Notary Public

DENISE C. ALLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: MY COMMISSION EXPIRES May 08, 2012

DEED IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION OF THE SUM OF ONE AND NO/100($1.00) DOLLAR, cash in hand paid and other good and valuable considerations, including Grantees' relinquishing and giving up their rights to advertise and sell the real property described herein pursuant to the terms, provisions and conditions set forth in that certain Deed of Trust, of record in INSTRUMENT NO. 20071114-0133639, Register's Office for Davidson County, Tennessee, the receipt and sufficiency of which are hereby expressly acknowledged, WE, GEOFFREY T. FELTS AND DANYELLE FELTS, HUSBAND AND WIFE, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said JAMES H. VESTER, SR., AND JOAN VESTER, HUSBAND AND WIFE, hereinafter referred to as GRANTEES, their successors, heirs and assigns, certain real estate 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 any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (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 real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto. WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands and seals on this the 9TH day of JANUARY, 2008.

GEOFFREY T. FELTS

DANYELLE FELTS

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEOFFREY T. FELTS AND DANYELLE FELTS, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 9TH day of January, 2009.

Notary Public

DENISE C. ALLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES
May 08, 2012

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.

Also included in the above description but expressly excluded therefrom is 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 the same property conveyed to Geoffrey T. Felts and Danyelle Felts, husband and wife, by Warranty Deed from James H. Vester, Sr., and Joan Vester f/k/a Joan McKenna, filed for record in Instrument Number 20071114-0133038, Register's Office for Davidson County, TN.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 48, PART OF PARCEL 59).

2. Easement or Right-of-Way for Access to Property of record in Instrument Number 20071114-0133640, Register's Office for DAVIDSON County, Tennessee.