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

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

Davidson County DEEDWARR
Recvd: 02/11/09 15:59 3 pgs
Fees:18.00 Taxes:222.00

20090211-0012153

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of January, 2009, by and between JAMES H. VESTER, SR., HUSBAND AND WIFE, and JOAN VESTER, hereinafter called Grantors, and JOHN L. SONNACK and CHEN CHEN, 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., HUSBAND AND WIFE, and JOAN VESTER, as Grantors, do hereby bargain, sell, transfer and convey unto JOHN L. SONNACK and CHEN CHEN, 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, 11.00 ACRES, 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, assigns, representatives and beneficiaries, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER(S):

JAMES H. VESTER, SR.

JOAN VESTER

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAMES H. VESTER, SR., HUSBAND AND WIFE, and JOAN VESTER, the within named bargainor(s), 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, on this the** 27 **day of January, 2009.**

Denise C. Allis
Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **MY COMMISSION EXPIRES May 08, 2012**

Name and Address of Property Owner:

JOHN L. SONNACK and CHEN CHEN

2115 DRAPER AVENUE
ROSEVILLE, MN 55113

Property Address:

4172 VESTER ROAD, 11.00 ACRES, WHITES CREEK, TN 37189

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 48, PART OF 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 **$60000.00** 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 27 day of **January, 2009.**

Denise C. Allis
Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES May 08, 2012

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COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
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MADISON, TN 37115

09-8242

EXHIBIT 'A'

The following is a description of a portion of the James H. Vester and Joan McKenna property located off Vester Road in the 13th Civil District of Davidson County, Tennessee. (Reference Warranty Deed Instrument No. 20090211-0012151, Tax Map 48 Parcel 59.00).
& 20071114-0133638

Beginning at a ½" pipe (set) being the northeastern corner of this described parcel as well as being located S 27°47'51" W 990.78 feet from a power pole; thence going with the remainder of the James Vester and Joan McKenna property generally following the meanders of a drain S 63°54'40"W 58.31 feet to a sycamore; thence S 66°18'16"W 204.12 feet to a point at the intersection of the drain and a 30' easement; thence continuing with the same S 84°55'53"W 219.85 feet to a 10" maple; thence N 82°56'38"W 72.56 feet to a 22" maple in the edge of the drain; thence S 86°39'36"W 67.15 feet to a point in the center of the drain; thence S 78°44'37"W 116.35 feet to a 12" hackberry; thence S 87°54'25"W 108.53 feet to a point in the drain; thence S 80°38'04"W 146.02 feet to a 18" poplar; thence S 81°50'35"W 168.05 feet to a 30" forked maple; thence S 83°28'39"W 34.66 feet to a point at the intersection of the drain and a 30' easement; thence N 67°44'50"W 22.12 feet to a 8" poplar; thence leaving the drain and continuing with Vester N 21°02'19"W 263.39 feet to a ½" pipe (set); thence N 24°33'11"W 208.53 feet to a ½" pipe (set); thence leaving the Vester property and going with the John M. Vick property generally following the ridge line N 83°46'11"E 1146.10 feet to a ½" pipe (set) on the southern edge of an old log road; thence leaving the Vick property and going with the aforementioned James Vester and Joan McKenna property S 47°38'18"W 265.00 feet to a ½" pipe (set); thence S 65°52'36"E 463.38 feet to the beginning being 11.00 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 20 January 2009.

Being a portion of the same property conveyed to JAMES H. VESTER, SR., HUSBAND AND WIFE, and JOAN VESTER, by Deed in Lieu of Foreclosure from GEOFFREY T. FELTS & DANYELLE FELTS, of record in Instrument No. 20090211-0012151, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2009 and subsequent years, A LIEN, not yet due and payable (MAP 48, PART OF PARCEL 59).

2. If improvements are completed after January 1st of any year the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company will assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603 and T.C.A. 67-5-509, et seq. or Back Assessments pursuant to T.C.A. Section 67-1-1001 et seq.; or bases based upon a change in the classification of the insured property (Roll Back Taxes) pursuant to T.C. A. Section 67-5-1001 et seq.

3. Company does not assume any liability whatsoever for the amount of acreage contained in the subject property.

4. Easement or Right-of-Way for Access to Property of record in Instrument Number 20071114-0133640, as amended in Instrument No. 20090211-0012152, Register's Office for DAVIDSON County, Tennessee.

5. All matters as set forth on the survey of Vick Surveying, Christopher M. Vick TN Surveyor No. #2164, dated 1-20-09.