BILL GARRETT, Davidson County
Trans:T20090055066 DEEDWARR
Recvd: 08/12/09 10:49 2 pgs
Fees:13.00 Taxes:1147.00

20090812-0075921

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-090700647

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day of AUGUST, 2009

Notary Public

MY COMMISSION EXPIRES: 1-9-12

BOX 06-B
PREPARED BY
RETURN TO:
VICTORY TITLE & ESCROW CORP.

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GABRIEL D. WICKS 311 CHAPEL AVENUE NASHVILLE, TN 37206	USAA Federal Savings Bk Attn: Payment Processing, P.O. Box 79049 Phoenix, AZ 85062-9135	083-02-0-157.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

VICTORIA D. STURGEON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GABRIEL D. WICKS, An unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 12 of Block "B", on the Plan of Weakley Place, as of record in Book 161, page 131, said Register's Office and being part of Lot No. 3 on the Plan of the unrecorded subdivision of said Lot No. 12 as described according to survey by John Kohl, dated August 27, 1985 and according to a survey by Campbell Surveying, License No. 665, 2424 21st Avenue South, Nashville, TN 37212, dated July 6, 1993, and being more particularly described as follows:

Said property fronts 143.6 feet, more or less, on the southerly margin of Sharpe Avenue and extends back 144.5 feet on the westerly line and 72 feet on the easterly line to a broken line which measures 192.5 feet, more or less.

Being the same property conveyed to Victoria D. Sturgeon, unmarried, by Warranty Deed from Steven K. West and wife, Kay E. West, dated 7-20-93 and recorded 7-23-93 in Book 9022, page 644, in the Register's Office of Davidson County, Tennessee.

This is improved (X) property known as **311 CHAPEL AVENUE, NASHVILLE, TN 37206**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of AUGUST, 2009

Victoria D. Sturgeon by Linda Blackstone attorney in fact

VICTORIA D. STURGEON BY LINDA BLACKSTONE, ATTORNEY IN FACT

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, unmarried, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of JULY, 2009.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2009.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of August, 2009, before me personally appeared Linda Blackstone to me known to be the person who executed the foregoing instrument in behalf of Victoria D. Sturgeon as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Victoria D. Sturgeon.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of August, 2009.

Commission Expires:_____ _____
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010