OLD REPUBLIC
National Title Insurance Company 201
Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Jo Anne Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2010.

Brandy K. Gomaz
NOTARY PUBLIC

My Commission expires:_____

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

BILL GARRETT, Davidson County
Trans:T20100025464 DEEDWARR
Recvd: 04/28/10 16:05 4 pgs
Fees:23.00 Taxes:92.50
20100428-0032425

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney
201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	**Send tax bills to:**	MAP – PARCEL 48-59
JOHN L. SONNACK	Same	
2115 DRAPER AVENUE		
(ADDRESS)	(ADDRESS)	
Roseville, MN 55113		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JAMES H. VESTER, SR., AND JOAN VESTER, HUSBAND AND WIFE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOHN L. SONNACK AND WIFE, CHEN CHEN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT 'A'

This conveyance is made subject to the following:

1. **Davidson County taxes for 2010, which have been prorated and assumed by the Grantee.**
2. **Easements of record in Book 7822, page 191, Instrument number 20071114-0133640 and 20090211-0012152, said Register's Office.**
3. **30' ingress/egress and/or public/private easement to be used by the grantee as well as right reserved to be used by grantor.**

This is unimproved property known as ____ Vester Road, Whites Creek, TN 37189

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 27th day of April, 2010.

JAMES H. VESTER, SR.

JOAN VESTER

By _____
Tara Cecilia McKenna, Atty-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office this 27th day of April, 2010.

Howard M. Shipworth
Notary Public

My Commission Expires:

HOWARD M. SHIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tara Cecilia McKenna, to me known to be the person who executed the foregoing instrument on behalf of Joan Vester, and acknowledged that she executed the same as the free act and deed of the said Joan Vester.

Witness my hand and official seal at office this 27th day of April, 2010

Howard M. Shipworth
Notary Public

My Commission expires:_____

HOWARD M. SHIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

EXHIBIT "A"

The following is a description of a portion of the James H. Vester and Joan McKenna property located off the Vester Road in the 13th Civil District of Davidson County, Tennessee. (Reference Warranty Deed Book 11762, page 36 and Tax Map 48 Parcel 59.00)

Beginning at an 8" poplar being the southeastern corner of this described parcel as well as being the southern corner of the John Sonnack and Chen Chen property; thence going with the remainder of the James Vester and Joan McKenna property North 83° 16' 38" West, 856.50 feet to a 1/2" pipe (set); thence leaving the Vester and McKenna property and going with the Leroy McCool property North 50° 22' 42" East, 473.54 feet to a PK Nail (found) at a 60" red oak; thence leaving the McCool property and going with the John Vick property North 83° 46' 11" East, 306.47 feet to a 1/2" pipe (set); thence leaving the Vick property and going with the John Sonnack and Chen Chen property South 24° 33' 11" East, 208.53 feet to a 1/2" pipe (set); thence South 21° 02' 19" East, 263.39 feet to the beginning being 5.00 acres as surveyed by Christopher M. Vick R.L.S. #2164 on April 6, 2010.

Note: The following is a description of the center of a 30' ingress/egress and/or public/private easement to be used by the grantee as well as right reserved to be used by the grantor:

Beginning at a point in the center of a gravel driveway being located North 38° 58' 24" West, 4.71 feet from a 1/2" pipe (set) being the point of beginning of the above described parcel; thence generally following the meanders of the existing drive South 46° 13' 40" West, 18.30 feet; thence South 21° 00' 38" West, 23.40 feet; thence South 07° 09' 31" East, 84.94 feet; thence South 34° 25' 41" East, 95.29 feet; thence South 05° 10' 24" East, 220.10 feet to a point at the end of the existing drive; thence continuing with the center of the easement South 45° 39' 36" West, 467.03 feet; thence South 52° 06' 14" West, 147.47 feet; thence South 37° 53' 46" East, 15.00 feet; thence continuing with the meanders of the 30' easement; thence South 37° 53' 46" East, 6.18 feet; thence South 40° 07' 57" West, 77.02 feet; thence South 47° 25' 57" West, 55.21 feet; thence South 55° 38' 03" West, 108.94 feet; thence South 64° 06' 02" West, 62.95 feet; thence South 84° 01' 35" West, 130.23 feet; thence North 76° 25' 14" West, 46.91 feet; thence South 84° 55' 53" West, 173.81 feet; thence North 82° 56' 38" West, 72.33 feet; thence South 86° 39' 36" West, 69.55 feet; thence South 78° 44' 37" West, 116.18 feet; thence South 87° 54' 25' West, 108.28 feet; thence South 80° 38' 04" West, 146.82 feet; thence South 81° 50' 35" West, 170.85 feet; thence South 57° 59' 25" West, 34.65 feet to the end of the easement as surveyed by Christopher M. Vick R.L.S. #2164 on January 20, 2009.

Being part of the same property conveyed to JAMES H. VESTER, SR. AND SPOUSE, JOAN VESTER, by deed from GEOFFREY T. FELTS AND SPOUSE, DANYELLE FELTS, of record as Instrument No. 20090211-0012151, said Register's Office.