BILL GARRETT, Davidson County
Trans:T20100043711 DEEDWARR
Recvd: 07/16/10 12:32 3 pgs
Fees:18.00 Taxes:37.00
20100716-0055899

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED

THIS INDENTURE, made this **15th** day of **July, 2010**, by and between **Rose Acceptance, Inc., a Michigan Corporation** , whose address is 241 E. Saginaw, East Lansing, MI 48823, of Ingham County, State of Michigan, as party or parties of the first part, (hereinafter called "Grantor"), and **Justin Hicks, a married man**, whose address is **4013 Lilac Lane, Spring Hill, TN 37174,** as party or parties of the second part, hereinafter called the Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in the consideration of **TEN THOUSAND AND NO/100 DOLLARS ($10,000.00)** and OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell alien, convey and confirm unto the said Grantee. The following real property, to-wit:

IN THE COUNTY OF **DAVIDSON**, TENNESSEE:

See Attached Schedule C

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right to title to the above-described property unto the said Grantee against the claim of all persons whomsoever.

AND THE SAID Grantor will warrant and forever defend the right to title to the above-described property unto the said Grantee against the claim of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Debbie Hendricks

Notary Public

TRACY L. EMMONS
NOTARY PUBLIC, STATE OF MI
COUNTY OF INGHAM
MY COMMISSION EXPIRES Sep 27 2012
ACTING IN COUNTY OF Ingham

Rose Acceptance, Inc., a Michigan Corporation

Rachelle L. Garyet
Assistant Vice President

State of Michigan
County of Ingham

Before me, a Notary Public in and for said County and State, personally appeared Rachelle L. Garyet, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Assistant Vice-President of Rose Acceptance, Inc., the within named bargainor, and that she, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of by herself as Assistant Vice-President.

Witness my hand, at office, this, the 15th day of July, 2010

Tracy L. Emmons, Notary Public
State of Michigan, County of Ingham
My Commission Expires: September 27, 2012
Acting in the County of Ingham

TRACY L. EMMONS NOTARY PUBLIC STATE OF MICHIGAN INGHAM COUNTY

When Recorded Return to:
Justin Hicks
4013 Lilac Lane
Spring Hill, TN 37174

Prepared by:
First National Acceptance Co.
Tracy L. Emmons (182267)
241 E. Saginaw, Suite 200
East Lansing, Michigan 48823

Tax Bill: same New Owner

Map Parcel# 081-11-0-301.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 10,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 16 DAY OF July 20 10

Deputy Register

Land in Davidson County, Tennessee, being the southerly half of Lot No. 344, on the Plan of McGavock, Wetmore and Others' Second Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 344 fronts 50 feet on the westerly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Niles McHenry and mother Margaret McHenry by deed from Leamon Andrews and wife, Marianna Andrews, dated April 17, 2002, recorded April 30, 2002, of record in Instrument No. 20020430-0052986, Register's Office for Davidson County, Tennessee.

Further being the same property vested in Dr. Bradley S. Fields and divesting title out of Niles and Margaret McHenry by Final Decree Confirming Sale from Davidson County Clerk and Master, dated November 26, 2008, recorded December 19, 2008, of record in Instrument No. 20081219-0121662, Register's Office for Davidson County, Tennessee. Decree for Redemption divesting title out of Dr. Bradley S. Fields and vesting title back into Niles and Margaret McHenry of record in Instrument No. 20090622-0058027, said Register's Office.

Further being the same property conveyed to Rose Acceptance, Inc. by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated July 24, 2009, recorded July 27, 2009, of record in Instrument No. 20090727-0070324, Register's Office for Davidson County, Tennessee.