BILL GARRETT, Davidson County
Trans:T20110053608 DEEDWARR
Recvd: 08/30/11 14:14 3 pgs
Fees:18.00 Taxes:906.50
20110830-0067230

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0462

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

CAROL T BAKER NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of August, 2011

Notary Public
Commission Expires: 3/9/2013

Address of New Owner	Send Tax Bills To:	Map & Parcel
Phillip Jonathan Vick 4166 Vester Road Whites Creek, TN 37189	Mortgage Investors Group 8320 East Walker Springs Lane, Ste. 200 Knoxville, TN 37923	

WARRANTY DEED

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, I/WE,

John Malcolm Vick, III and William Robert Vick

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phillip Jonathan Vick, 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:

Beginning on a point located on the southern edge of Vester Road being located S. 65 deg. 57 min. 41 sec. E, 24.44 feet from a water meter and furthermore being located S. 45 deg. 15 min. 30 sec. W, 50.00 feet from a ½" rebar (found); thence running with the southern edge of the said road S. 45 deg. 15 min. 30 sec. W, 218.51 feet to a ½" pipe which has been replaced with a wood fence post; thence crossing the end of Vester Road N. 38 deg. 58 min. 24 sec. W, 28.00 feet to a

point being located S. 1 deg. 51 min. 15 sec. W, 27.75 feet from the easternmost corner of the existing house; thence going with the James Vester property S. 46 deg. 09 min. 23 sec. W, 226.10 feet to a ½" pipe (set); thence continuing with the same N. 43 deg. 15 min. 04 sec. W, 44.00 feet to a ½" pipe (set) in the orchard; thence S. 47 deg. 38 min. 18 sec. W, 700.00 feet to a ½" pipe (found); thence leaving Vester and going with the John Sonnack property S. 83 deg. 46 min. 11 sec. W, 572.73 feet to a ½" pipe (set); thence leaving Sonnack and going with the remainder of the John M. Vick, Jr. Heirs Property N. 32 deg. 30 min. 48 sec. E, 1026.16 feet to a corner fence post; thence continuing with the same S. 24 deg. 20 min. 47 sec. E, 421.75 feet to a ½" pipe (set); thence N. 70 deg. 46 min. 13 sec. E, 129.50 feet to a 2" pipe (found); thence N. 84 deg. 37 min. 15 sec. E, 122.10 feet to a ½" pipe (set); thence N. 39 deg. 11 min. 38 sec. E, 175.41 feet to a ½" pipe (set); thence leaving the Heirs Property and going with the John M. Vick, III property N. 48 deg. 43 min. 30 sec. E, 176.36 feet to a ½" pipe (set); thence N. 71 deg. 55 min. 48 sec. E, 165.80 feet to a point; thence S. 59 deg. 31 min. 12 sec. E, 95.55 feet to the beginning being 10.01 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 14 January 2011.

BEING a portion of the same property conveyed to Louise V. Vick and her husband, John M. Vick, by Warranty Deed from Henry M. Vester, unmarried, dated 5/21/69 and recorded 5/22/69 in Book 4335, Page 112, and by Quitclaim Deed dated 8/15/73 and recorded 8/20/73 in Book 4738, Page 873, in the Register's Office of Davidson County, Tennessee. The said John M. Vick having since died on or about February 3, 2007. The said Louise V. Vick having since died on or about September 6, 2009, thereby vesting subject property in John Malcolm Vick, III and William Robert Vick pursuant to Last Will and Testament filed 10/14/10 in Probate Case No. 10P-1576, in the Probate Court for Davidson County, Tennessee. See also Affidavit of Inheritance recorded 2/17/11 in Instrument No. 20110217-0013691, in the Register's Office of Davidson County, Tennessee. Also, being a portion of the same property conveyed to John M. Vick, III and William Robert Vick, by Quitclaim Deed from John M. Vick, III and wife, Sandra S. Vick, dated 5/18/11 and recorded 5/18/11 in Instrument No. 20110518-0038141, having been previously conveyed to John M. Vick, III and wife, Sandra S. Vick, by Warranty Deed from Louise V. Vick and John M. Vick, dated 6/23/81 and recorded 6/24/81 in Book 5761, Page 483, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4166 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; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of August, 2011.

John Malcolm Vick, III

William Robert Vick

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John Malcolm Vick, III and William Robert Vick),** 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 Brentwood, Tn. Tennessee this 22nd day of August, 2011.

Notary Public
My Commission Expires: 3/19/2013

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)