When recorded, mail to:

HARTMANN & ROBINSON, LLP
3255 W. March Ln., Suite 310
Stockton, CA 95219

Mail Tax Statements to:

Orville and Mavis I. Ellwanger, Trustees
9800 Stanislaus River Drive
Oakdale, CA 95361

Instr:200005150048447 Page: 1 OF 4
REC'D FOR REC 05/15/2000 10:10:46AM
RECORD FEE: $18.00
M. TAX: $0.00 T. TAX: $0.00

Actual Consideration Paid: None
(To Family Trust) Revocable Living Trust

WARRANTY DEED

ORVILLE JAMES ELLWANGER and wife, IMOGENE MAVIS ELLWANGER, and SANDRA J. ELLWANGER, unmarried,

Grantors, of Oakdale, Stanislaus County, State of California, for an in consideration of One Dollar and other valuable consideration, GRANT, CONVEY AND WARRANT TO

ORVILLE J. ELLWANGER and MAVIS IMOGENE ELLWANGER, Trustees, ORVILLE AND MAVIS ELLWANGER TRUST, dated January 4, 2000,

Grantees, of 9800 Stanislaus River Drive, Oakdale, California 95361, the following described real estate in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 65 on the Plan of Phase 1-B, Oakcrest Subdivision, of record in Plat Book 6900, page 385, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Larry Powell and wife, Carol Powell, by deed from David H. Parker, Trustee, of record in Book 7700, page 355, and re-recorded in Book 7812, page 334, said Register's Office.

This conveyance is subject to restrictive Covenants of record in book 7308, Page 874, Register's Office for said County.

This conveyance is subject to a Sewer Easement, of record in Book 6233, page 802, said Register's Office.

This is improved property, known as 304 Oakcrest Court, Hermitage, TN 37076.

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 heir 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.

IN WITNESS WHEREOF, the said parties have hereto set their hands and affixed their seals on the 11th day of April, 2000, at Stockton, California.

Orville James Ellwanger
ORVILLE JAMES ELLWANGER

Imogene Mavis Ellwanger
IMOGENE MAVIS ELLWANGER

Sandra J. Ellwanger
SANDRA J. ELLWANGER

(Notary Acknowledgment attached)

ACKNOWLEDGMENT
State of California

County of San Joaquin

On Apr 11, 2000, before me, Stacey L. Montgomery, Notary Public,

personally appeared ORVILLE JAMES ELLWANGER and IMOGENE MAVIS ELLWANGER

___ personally known to me - or - ✓ proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is / are subscribed to the within instrument and acknowledge to me that he / she / they executed the same in his / her / their authorized capacity (ies), and that by his / her / their signature (s) on the instrument the person (s) , or the entity upon behalf of which the person (s) acted, executed the instrument.

ORS2 STACEY L. MONTGOMERY Comm. #1142784 Notary Public - California San Joaquin County My Comm. Exp. June 20, 2001 ORS2

Witness my hand and official seal.

Stacey L. Montgomery

CAPACITY CLAIMED BY SIGNER

✓ INDIVIDUAL (S)
___ CORPORATE OFFICER (S)

TITLE (S)

___ PARTNER (S)
___ ATTORNEY - IN - FACT
___ TRUSTEE (S)
___ SUBSCRIBING WITNESS
___ GUARDIAN / CONSERVATOR

OTHER: _____

SIGNER IS REPRESENTING:
Name of Person (s) or entity (ies)

ACKNOWLEDGMENT
State of California
County of ~~San Joaquin~~ Stanislaus

On 4.24, 2000, before me, _____

Maria Irma Hernandez, Notary Public,

personally appeared SANDRA J. ELLWANGER

___ personally known to me - or - X proved to me on the basis of satisfactory evidence to be the person ~~(s)~~ whose name ~~(s)~~ is / ~~are~~ subscribed to the within instrument and acknowledge to me that ~~he~~ / she / ~~they~~ executed the same in ~~his~~ / her / ~~their~~ authorized capacity ~~(ies)~~, and that by ~~his~~ / her / ~~their~~ signature ~~(s)~~ on the instrument the person ~~(s)~~ , or the entity upon behalf of which the person ~~(s)~~ acted, executed the instrument.

MARIA IRMA HERNANDEZ
COMM. #1143104
NOTARY PUBLIC-CALIFORNIA
STANISLAUS COUNTY
My Comm. Expires June 22, 2001

Witness my hand and official seal.

Maria Irma Hernandez

CAPACITY CLAIMED BY SIGNER

____ INDIVIDUAL (S)
____ CORPORATE OFFICER (S)

_____

_____
TITLE (S)

____ PARTNER (S)
____ ATTORNEY - IN - FACT
____ TRUSTEE (S)
____ SUBSCRIBING WITNESS
____ GUARDIAN / CONSERVATOR

OTHER: _____

SIGNER IS REPRESENTING:
Name of Person (s) or
entity (ies)