Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jo Ann Layne
219 Townes Drive
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 09/30/03 08:41 2pgs
Fees:13.00 Taxes:334.85
20030930-0143819

SEND TAX BILL TO:
Mortgagee

MAP 162
GROUP 6
PARCEL 162

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Dr., Suite 400
Franklin, TN 37067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William G. Vogele, Trustee of The William G. Vogele Revocable Living Trust agreement dated January 14, 1994** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Jo Ann Layne, unmarried** hereinafter called the "GRANTEE", his 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 Lot No. 133 on the Plan of Section Two Fair Oaks, of record in Plat Book 4460, page 52 & 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to William G. Vogele, Trustee of The William G. Vogele Revocable Living Trust agreement dated January 14, 1994 by Quitclaim deed from William G. Vogele of record in Book 10624, page 153, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to William Godfred. Vogele by deed from Richard P. Poirier and wife, Betty V. Poirier of record in Book 6420, Page 787, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 219 Townes Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", its successors and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 my hand this the 23rd day of September, 2003.

William H. Vogele - TRUSTEE
William G. Vogele, Trustee of the William G. Vogele
Revocable Living Trust

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William G. Vogele, Trustee of the William G. Vogele Revocable Living Trust**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23 day of September, 2003.

GERRIT M. VAN ROOYEN III
COMM. # 1253811
NOTARY PUBLIC-CALIFORNIA
CONTRA COSTA COUNTY
COMM. EXP. FEB. 17, 2004

NOTARY PUBLIC

My Commission Expires: 02/17/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $90,500.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of September, 2003.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/05