Return To:

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:( _____ ) Title No: 45672
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/14/04 08:03 2pgs
Fees:13.00 Taxes:1461.50
20040614-0069629

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Todd Vogel<br>Julee D. Vogel<br>2111 Westwood Avenue<br>Nashville, Tennessee 37212 | ~~SAME~~<br>Suntrust mortgage, Inc.<br>P.O. Box 79041<br>Baltimore, MD 21279-0041 |

**TAX MAP-PARCEL NUMBERS:** 104-15-403

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$395,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gabriel D. Wicks and spouse, Heather J. Wicks,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Todd Vogel and spouse, Julee D. Vogel** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot No. 54 on the Plan of Belair of record in Book 6050, page 590 to which plan reference is hereby made for a more complete description thereof in the Register's Office for said County.

Being the same property conveyed to Gabriel D. Wicks and Heather J. Wicks, husband and wife, by deed from Kirk Brand Coburn and wife, Janet Moreland Coburn of record in Doc No. 200110088-0109136, said Registers Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6050 Page 590, said Register's Office, which Plan shows minimum building setback lines from easement to which plan reference is hereby made for a more complete description thereof.

**This is improved property, known as: 2111 Westwood Avenue, Nashville, Tennessee 37212**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 10th day of June, 2004.

Gabriel D. Wicks

Heather J. Wicks

**State of** TENNESSEE

**County of** DAVIDSON

On this 10th day of June, 2004 , before me the undersigned authority, personally appeared Gabriel D. Wicks Heather J. Wicks , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

**State of** TENNESSEE

**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $395,000.00

Affiant

Sworn and subscribed before me this the 10th day of June, 2004

My Commission Expires: _____

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public