Davidson County DEEDWARR
Recvd: 07/06/04 11:51 2pgs
Fees:13.00 Taxes:1012.88

20040706-0079898

	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,750.00 Debbie Mann Affiant Subscribed and sworn to before me, this 30th DAY OF June, 2004. Notary Public
WARRANTY DEED P-BPR-04-6308	MY COMMISSION EXPIRES: MAY 29, 2005 (AFFIX SEAL)
THIS INSTRUMENT WAS PREPARED BY	
Prestige Title, LLC 1800 Mallory Lane, Ste. A Brentwood, TN 37027	

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Vogus	Suntrust Mortgage (NAME)	
6308 Holly Trace Way (ADDRESS)	201 Fourth Ave N. 7th Flor (ADDRESS)	155-16-A-270.00CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZP)	Nashville TN 37219 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we NORM B. DEANE AND ALISON B. DEANE, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TIMOTHY J. VOGUS AND SPOUSE, JENNY A. VOGUS, hereinafter called the Grantees, their heirs and assigns, that 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. 224, on the plan of Traceside, Section Ten, Revision One, of record in Book 9700, page 827, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Norm B. Deane and Alison B. Deane, husband and wife, by deed from Centex Homes, a Nevada General Partnership, dated February 15, 2001, of record in Instr.#: 20010216-0015135, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, page 827, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions, and Restrictions of record in Book 9435, page 493, Book 9677, page 675, Doc No. 20001114-0112667 By Laws in Book 9668, page 899, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

unimproved ( )
This is improved (X) property, known as 6308 Holly Trace Way, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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.

Witness my/our hand(s) this 30th day of June, 2004.

Norm B. Deane

Alison B. Deane

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named Norm B. Deane and Alison B. Deane, the bargainor (s), 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, Tennessee, this 30th day of June, 2004.

My Commission Expires:

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 30th day of June, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800