THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26421-03-2007** **Record & Return To:** **Advantage Title** **3365 Perimeter Hill Drive, Suite 142** **Nashville, TN 37211**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $372,500.00 Affiant Subscribed and sworn to before me this 30th day of May, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 19, 2008

BOX 13
13258

WARRANTY DEED

Address New Owner: David & Wyckoff, Jennifer Larson 6308 Holly Trace Way Nashville, TN 37221	**Send Tax Bills To:** Peoples Home Equity Inc. 4300 Sidco Drive Nashville, TN 37204	**Tax Information:** Map and Parcel No.: 165[illegible]-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy J. Vogus and wife, Jenny A. Vogus**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David & Wyckoff and Jennifer Larson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6308 Holly Trace Way, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of May, 2007.

Timothy J. Vogus

Jenny A. Vogus

Davidson County DEEDWARR
Recvd: 06/07/07 12:01 2 pgs
Fees:13.00 Taxes:1378.25
20070607-0068621

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Timothy J. Vogus and Jenny A. Vogus**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Traceside Section Ten Revision One, as of record in Plat Book 9700, page 827, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy J. Vogus and wife, Jenny A. Vogus by Warranty Deed dated June 30, 2004 from Norm B. Deane and wife, Alison B. Deane of record in Instrument No. 20040706-0079898, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Traceside of record in Book 9435, page 492, and amended in Book 9677, page 675, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Traceside Homeowners Association, Inc., of record in Book 9688, page 899, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Traceside Homeowners Association, Inc. of record in Instrument No. 20000329-0031450, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Traceside Homeowners Association, Inc. of record in Book 9668, page 894, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, page 827, Register's Office for Davidson County, Tennessee.