Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 08/01/07 13:17 2 pgs
Fees:13.00 Taxes:436.60

20070801-0091417

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $118,000.00

Affiant

Subscribed and sworn to before me, this 27th day of July, 2007.

Notary Public
My commission expires: 5-3-09

L. STOCK
COMM. # 1566652
NOTARY PUBLIC-CALIFORNIA
STANISLAUS COUNTY
COMM. EXP. MAY 3, 2009

15-0707-151159

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas A. Lutge 2930 Moss Creek Ct. Stockton, CA 95219	Wells Fargo Bank N.A. P.O. Box 6502 Springfield, OH 45501-6502	87-13-0-003

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Merle Randall Howard, Trustee of the Merle Randall Howard Revocable Trust, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas A. Lutge, hereinafter called the Grantees, their successors 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. 142, on the Plan of Gina Hill, of record in Book 5800, Page 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Elsbury, an unmarried man by deed from Wayne Harris, an unmarried man, dated November 21, 2003, recorded November 26, 2003, of record in Instrument No. 20031126-0172125, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Merle Randall Howard, Trustee by deed from Michael Elsbury and wife, Buffy M. Elsbury, dated August 25, 2006, recorded August 28, 2006, of record in Instrument No. 20060828-0105959, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4453 Gina Brooke Drive, 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 heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of July, 2007.

Merle Randall Howard, Trustee

STATE OF CALIFORNIA
COUNTY OF San Joaquin

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Merle Randall Howard, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes and in the capacity therein contained.

Witness my hand in Stockton, CA, this 27th day of July, 2007.

Notary Public

My Commission expires: 5-3-09

L. STOCK
COMM. # 1566652
NOTARY PUBLIC-CALIFORNIA
STANISLAUS COUNTY
COMM. EXP. MAY 3, 2009