WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

John L Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Dec 8, 2012

BILL GARRETT, Davidson County
Trans:T20100062563 DEEDWARR
Recvd: 10/04/10 13:42 2 pgs
Fees:13.00 Taxes:310.80
20101004-0079138

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 317
Smyrna, TN 37167

10001140

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Smith	Guaranty Trust Company	
(NAME)	(NAME)	
3006 Chelsea Way	316 Robert Rose Drive	150-03-0 248.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Debbie Cothran now known as Debbie Vogel and husband, Clinton Vogel** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John L. Smith, married** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 106-A on the plan of Zone Lot Division, Lots 82 & 106, Chelsea of Priest Lake, Sec Two-A of record in Plat Book 6250, Page 423 and amended in Book 6250, Page 948, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Debbie Cothran by Warranty Deed dated October 22, 2003 from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument Number 20031113-0166006, Register's Office for Davidson County, Tennessee.

Debbie Cothran is now known as Debbie Vogel.

Clinton Vogel joins in this conveyance to relinquish any rights he/she may have in and to the property herein described by virtue of his/her marriage to Debbie Vogel.

Jerry Ward executes this Warranty Deed for and on behalf of Debbie Vogel and Clinton Vogel pursuant to a Power of Attorney recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **3006 Chelsea Way, Antioch, Tennessee 37013**

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 our hands this 30th day of September, 2010.

Debbie Vogel By Jerry Ward
Debbie Vogel By: Jerry Ward, Attorney in Fact

Clinton Vogel By Jerry Ward
Clinton Vogel By: Jerry Ward, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this, 30th day of September, 2010, personally appeared before me, Jerry Ward, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Debbie Vogel and Clinton Vogel, and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand and official seal at Smyrna, Tennessee this 30th day of September, 2010.

Commission expires:



Notary Public