40-A

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21224S

MAP/GROUP/PARCEL: 84-16/65

NEW OWNER'S NAME AND ADDRESS:
MISTY L. ARMOUR
2507 STINSON ROAD
NASHVILLE, TN 37214

Davidson County DEEDWARR
Recvd: 07/01/05 15:38 2 pgs
Fees:13.00 Taxes:407.00
20050701-0076359

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
P.O. Box 305110
Nashville, TN 37230-5110

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, LINDA G. MCCOOL, a single woman, hereinafter called Grantor, does hereby transfer and convey unto, MISTY L. ARMOUR and CHRISTOPHER J. GONZALES, WIFE AND HUSBAND their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 34, on the Map of Hargis Heights, as shown on plat of record in Plat Book 974, page 82, in the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 34 fronts 75 feet on the southerly side of Stinson Road and runs back between lines, 198.8 feet on the westerly line and 199.2 feet on the easterly line to a dead line, on which it measures 75 feet.
>
> The subject property is improved property known as 2507 STINSON ROAD, Nashville, TN 37214.
>
> BEING the same property conveyed to Grantor herein by deed of record in INSTRUMENT NO. 20040716-0085146, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives

to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Linda G. McCool
LINDA G. MCCOOL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, LINDA G. MCCOOL, a single woman, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in NASHVILLE, Tennessee on this the 30th day of June, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/06

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $110,000.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of June, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009