THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 **BOX 50-B** **PREPARED BY: RETURN TO:** **BANKERS TITLE & ESCROW CORP.** **3310 WEST END AVE.** **NASHVILLE, TN 37203**	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **205,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF October, 2005. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE JAMES R. MAECHTER

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audrey R. Soskin	Countrywide Home Loans, Inc.	MAP 147-01-0
312 Gaywood Drive	3011 Armory Drive, Ste. 120	PARCEL 222
Nashville, TN 37203	Nashville, TN 37204	
(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, **James P. McCool and wife, Daphne S. McCool**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Audrey R. Soskin and husband, Kevin Soskin**

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:

LAND in Davidson County, Tennessee, being Lot No. 318, Section Two, Caldwell Hall, of record in Plat Book 2900, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

BEING the same property conveyed to James P. McCool and wife, Daphne S. McCool, by Quitclaim Deed from Daphne S. Ryden, now Daphne S. McCool and husband James P. McCool, dated May 15, 1997, as of Book 10465, Page 844, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **312 Gaywood Drive, Nashville, TN 37203.**

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 hand(s) this the 24th day of October, 2005.

James P. McCool

Daphne S. McCool

Davidson County DEEDWARR
Recvd: 10/26/05 13:41 2 pgs
Fees:13.00 Taxes:758.50

20051026-0129370

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James P. McCool** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of October, 2005.

My Commission expires 1-26-07

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daphne S. McCool** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of October, 2005.

My Commission expires 1-26-07

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public