Davidson County DEEDWARR
Recvd: 01/27/06 10:29 2 pgs
Fees:13.00 Taxes:443.63
20060127-0010537

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Terri Onstad
5006 Inglewood Court
Nashville, TN 37216

SEND TAX BILL:
New Owner

MORTGAGEE:

MAP AND PARCEL:
Map 61-4
Parcel 8

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Alan R. McCool, married and Frank R. McCool, married**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Terri Onstad, unmarried** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 70 of Block "D" on the Plan of Inglewood Heights Subdivision, as of record in Plat Book 1424, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Alan R. McCool and Frank R. McCool, by Trustee's Deed from Aaron L. Squyres as Successor Trustee and Karyn Tierney, as Co-Trustee, dated September 29, 2005, of record in Instrument No. 20051116-0138573, Register's Office for Davidson County, Tennessee.
>
> This is not now nor has it ever been the primary residence of the Grantor herein.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 5006 Inglewood Court, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant

and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 23 day of January, 2006.

Alan R. McCool

Frank R. McCool

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Alan R. McCool and Frank R. McCool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 23 day of January, 2006.

Notary Public

My Commission Expires: 09/30/06

JEANNE BURTON GREGORY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires September 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $119,900.00.

AFFIANT

Subscribed and sworn to before me this 23 day of January, 2006.

NOTARY PUBLIC

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 7-29-06