03

Realty Title
48-1

This document prepared by:

Firm/Company	**Consumer Trust Title & Escrow, LLC**
Address:	**219 Ward Circle**
Address 2:	**Suite 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 04/17/06 08:52 3 pgs
Fees:18.00 Taxes:682.65

20060417-0042959

--------Above This Line Reserved For Official Use Only----------

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ALAN UMSTEAD AND WIFE, CATHY UMSTEAD**, hereinafter referred to as "collectively Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **LANCE A. WOLKENBROD,** _____ hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

BEING LOT NO. 54 ON THE PLAN OF IRVINGTON, AS OF RECORD IN BOOK 843, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 54 FRONTS 60 FEET ON THE NORTHERLY SIDE OF CAROLYN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE TO THE REAR.

THIS BEING THE SAME PROPERTY CONVEYED TO ALAN UMSTEAD AND WIFE, CATHY UMSTEAD BY WARRANTY DEED OF NANETTE G. YOUNG AND RUTH DRAPER ADAMS DATED MARCH 30, 1984 AND RECORDED APRIL 21, 1984 IN BOOK 6262, PAGE 162, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 072-09-0-398.00

This property is known as: 1013 CAROLYN AVENUE, NASHVILLE, TN 37216

Subject to all matters shown on the Plat of record in Book 843, Page 60, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 31st day of March, 2006.

Grantor
Alan Umstead

Grantor
Cathy Umstead

STATE OF Tennessee

COUNTY OF Williamson

On this 31st day of March, 2006 before me personally appeared Alan Umstead and Cathy Umstead, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed.

HOLLY LEIGH GRANT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

Printed Name: Holly Leigh Grant

Commission Expires:
My Commission Expires JUNE 8, 2008

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Grantor(s) Name, Address, phone:
Alan Umstead and Cathy Umstead
5547 Hillview Drive
Brentwood, TN 37027

Grantee(s) Name, Address, phone:
Lance A. Wolkenbrod
1013 Carolyn Avenue
Nashville, TN 37216

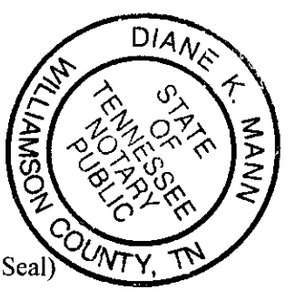
SEND TAX STATEMENTS TO :
1st Trust Bank For Savings
P.O. Box 17257
Memphis, TN 38187-0257

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$184,500.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 31st day of March, 2006.



(Seal)

Ember Dunn
Affiant

Ember Dunn
Type or Print Name

Diane K. Mann
Notary Public

My commission expires:
2/22/2009

Diane K. Mann
Type or Print Name