BOX 13
11747

Davidson County DEEDWARR
Recvd: 07/06/06 10:46 2 pgs
Fees:13.00 Taxes:643.80
20060706-0080758

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $174,000.00

Affiant

Subscribed and sworn to before me, this 20 day of June, 2006.

Notary Public
My commission expires: 7-25-09

05-0606-62925

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David Osterhoudt	NEW OWNER	135-16-A-70.00
608 Somerset Court		
Nashville TN 37217		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William Unger and wife, Kathleen Unger, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Osterhoudt and wife, Lisa Osterhoudt, hereinafter called the Grantees, their successors 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. 119, on the Plan of Subdivision For Tracts 8-10 of Nashboro Village, of record in Book 5200, Pages 186-189, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sally Morris-Peach and William Unger by deed from Eugene C. Rowlett and wife, Joyce S. Rowlett, dated 10-21-94, of record in Book 9499, Page 993, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Unger by quitclaim deed from Sally Morris-Peach, dated 8-20-99, of record in Book 11674, Page 253, Register's Office for Davidson County, Tennessee.

Furthermore being the same property conveyed to William Unger and wife, Kathleen Unger by quitclaim deed from William Unger, dated 9-23-05, of record in Instrument No. 20050930-0117911, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 608 Somerset Court, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 20th day of June, 2006.

William Unger

Kathleen Unger

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Unger and Kathleen Unger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 20th day of ~~June,~~ 2006.

State of Tennessee at Large

My Commission expires
5/22/2010

