This instrument prepared by Herbert R. Rich, Attorney, 213 Third Avenue North Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4367 PAGE 939

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Cochran, Jr. et ux (NAME:)	Robert S. Cochran, Jr. (NAME:)	Map 103-16-27
146 Ensworth Avenue (STREET ADDRESS OR ROUTE NUMBER)	146 Ensworth Avenue (STREET ADDRESS)	Par. 7DA 3455
Nashville, Tenn 37205 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn 37205 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and 00/100 ($10.00)---------- ---------- *DOLLARS* cash in hand paid by Robert S. Cochran, Jr. and wife, Marie W. Cochran, and other good and valuable considerations, the receipt of which is hereby acknowledged,

The actual consideration for this transfer or value of property (whichever is greater) is $ 62,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert S. Cochran Jr

Sworn to and subscribed before me this 25th day of September, 19 69.

A. M. Tenison

A. M. Tenison, Notary Public
My Commission Expires Feb. 14, 1973

I, Danelle W. Brown, *have bargained and sold, and by these presents do transfer and convey unto the said* Robert S. Cochran, Jr. and wife, Marie W. Cochran, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT 1:
Land in Davidson County, Tennessee, being the northerly 50 feet of Lots Nos. 3 and 7 on the Plat of Wilbur A. Nelson's Subdivision of the South part of the property bought of Lillian B. Crockett, shown on Plat of Record in Book 547, page 10, said Nelson Subdivision, being of record in Book 547, page 121, both of the Register's Office for Davidson County, Tennessee.

The said northerly 50 feet of the said Lots Nos. 3 and 7 fronts 50 feet on the easterly margin of Ensworth Avenue, extending easterly between parallel lines 408 feet to the westerly margin of Montgomery Bell Academy Drive, on which it fronts 50 feet.

TRACT 2:
Land in Davidson County, Tennessee, being the easterly 158 feet of an unnumbered lot as shown on the plat of the west part of the land formerly owned by the Society of Jesus of record in Book 547, page 10, Register's Office for said County, described as follows:

BEGINNING on the westerly margin of Montgomery Bell Academy Drive at the southeast corner of the property conveyed to Arnold Abernathy by deed from Fourth & First Bank & Trust Company, of record in Book 626, page 469, said Register's Office; thence with said Abernathy's southerly line, westwardly 158 feet to the northeast corner of the property conveyed to J. D. Andrews by deed from Nashville Trust Company, of record in Book 967, page 59, said Register's Office; thence with said Andrew's easterly line, southwardly 100 feet to the northerly line of the Wilbur A. Nelson Subdivision, of record in Book 547, page 121, said Register's Office; thence with said line, eastwardly 158 feet to the westerly margin of said Montgomery Bell Academy Drive; thence with said Drive, northwardly 100 feet to the beginning.

BEING the same property conveyed to Danelle Brown, by deed from Commerce Union Bank, as Executor and Trustee under the will of Martin A. Hayes, deceased, of record in Book 1298, page 224, Register's Office for Davidson County, Tennessee. (Tracts 1 and 2)

TRACT 3:
Land in Davidson County, Tennessee, being the west 250 feet to an unnumbered lot as shown on the plat of the west part of the land formerly owned by the Society of Jesus, of record in Book 547, page 10, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Ensworth Avenue, the northwest corner of a 4.43 acre tract formerly belonging to Martin Hayes; thence with the easterly margin of Ensworth Avenue, North 1 1/2° East 100 feet to the southwest corner of the lot conveyed to Arnold Abernathy, by deed of record in Book 626, page 469, Said Register's Office; thence with Abernathy's southerly line South 87° east 250 feet to a point; thence south 1 1/2° west 100 feet to a point in the north line of the Martin Hayes lot; thence with the line of the same, North 87° west 250 feet to the point of beginning.

BEING the same property conveyed to Danelle W. Brown, by deed from Maurice Klein and wife, Helen L. Klein, of record in Book 1115, page 408, Register's Office for Davidson County, Tennessee, the said Danelle W. Brown and Danelle Brown being one and the same person.

This conveyance is made subject to reservation for an easement for a water main from the east line of the caption property to the west line of a 40 foot street which serves this property described in Book 1046, page 215, Register's Office for Davidson County, Tennessee. (Tract 3). Also, easement for water main in the deed from Lillian B. Crockett to Geo. W. Killebrew, Trustee, et al, of record in Book 626, page 93, Register's Office for Davidson County, Tennessee. (Tracts 1 and 2).
Danelle W. Brown and Danelle Brown are one and the same person.

unimproved ( )
This is improved (X) property, known as 146 Ensworth Avenue, Nashville, Tennessee 37205
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert S. Cochran, Jr. and wife, Marie W. Cochran, their *heirs and assigns, forever.*

And I *do covenant with the said* Robert S. Cochran, Jr. and wife, Marie W. Cochran *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1969 taxes which have been prorated and assumed by Grantees herein.

And I, Danelle W. Brown,
do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert S. Cochran, Jr. and wife, Marie W. Cochran, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 25th *day of* September, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Danelle W. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A. M. Tenison, *a Notary Public in and for said County and State, the within named* Danelle W. Brown

the bargainor..., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 25th *day of* September, *19*69.

....., *Notary Public.*

Commission Expires February 14, 1973.

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

BOOK 4367 PAGE 942

WARRANTY DEED

FROM

DANELLE W. BROWN

TO

ROBERT S. COCHRAN, JR. et ux

Bone

HUMBROUGH-KAVANAUGH AND ASSOCIATES

A 55370

IDENTIF. REFERENCE

SEP 25 1 38 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

#62,500

SEP 25 69	CONV	62,500.00				
SEP 25 69	S'TAX		A*	162.50		
SEP 25 69	PR'FEE		A*	.50		
SEP 25 69	W'DEED		A*	6.00	*	169.00