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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,189.82

John D. Cochran
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 1971.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney, 112 Stahlman Bldg, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Cochran (NAME)	Peoples Bond & Mortgage Co. (NAME)	GO 06681
425 Janette Avenue (STREET ADDRESS OR ROUTE NUMBER)	1426 Walnut Street (STREET ADDRESS)	Map 33 12
Goodlettsville, Tenn. (CITY) (STATE) (P. O. ZIP)	Philadelphia, Pennsylvania 19102 (CITY) (STATE) (ZIP)	Par 129 Pal

FOR AND IN 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, CHARLES W. ROBSON and wife, DORRIS R. ROBSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN T. COCHRAN and wife, JUANITA LOVE COCHRAN

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 the City of Goodlettsville, 10th Civil District of Davidson County, Tennessee, being Lot No. 63 on the Plan of Gateway, Section 1, of record in Book 3300, pages 39 and 40, Register's Office for said County.

SAID Lot No. 63 fronts 100.0 feet on the southwesterly margin of Janette Avenue and extends back 144.3 feet, more or less, on the southeasterly line and 108.0 feet, more or less, on the northwesterly line to the center line of Dry Fork Creek, measuring 130 feet, more or less, thereon.

BEING the same property conveyed to Charles W. Robson and wife, Dorris R. Robson by deed from Troy Monroe Pack, Jr., and wife, Bonnie Helen Pack of record in Book 4415, page 587, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to Murphree Mortgage Company of record in Book 4252, page 95, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantees.

This is unimproved ( ) improved (X) property, known as 425 Janette Avenue, Goodlettsville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 15th day of January, 1971

Charles W. Robson
Charles W. Robson

Dorris R. Robson
Dorris R. Robson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Robson and wife, Dorris R. Robson

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of January 19 71

Commission expires Aug 24th 1974

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
CHARLES W. ROBSON ET UX

TO
JOHN T. COCHRAN ET UX

B 0 2 2 6 6

IDENTIF. REFERENCE

JAN 18 2 48 PM '71

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PERRY [illegible] JR.
[illegible]
[illegible] STEPHENSON BUILDING
NASHVILLE, TENNESSEE 37201

JAN 18 71	CONV	18,189.82				
JAN 18 71	S'TAX		A*	47.32		
JAN 18 71	PR'FEE		A*	.50		
JAN 18 71	W'DEED		A*	3.00	*	50.82