FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30427.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF March 1976.

Notary Public

MY COMMISSION EXPIRES: 11-20-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Allan Cochran (NAME)	Noel-Palmer Mortgage Co. (NAME)	~~4077~~ -
5044 Luker Lane (STREET ADDRESS OR ROUTE NUMBER)	2114 Parkway Towers (STREET ADDRESS)	162-02-040
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	

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, Roger M. Messingham and wife, Cassandra Z. Messingham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne Allan Cochran and wife, Brenda E. Cochran and Cornelia B. 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 Davidson County, Tennessee, being Lot No. 62 on the Plan of Colewood Acres, Section I, as of record in Book 3700, page 59, said Register's Office.

Said Lot No. 62 fronts 80 feet on the northeasterly side of Luker Lane and runs back 136.9 feet on the northwesterly line and 99 feet on the southeasterly line to a dead line measuring 88.5 feet thereon.

Being the same property conveyed to Roger M. Messingham and wife, Cassandra Z. Messingham by deed from Earl Slaven and wife, Johnnie Ruth Slaven, as of record in Book 4877, page 264, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4877, page 266, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees. The existing insurance is to be cancelled and the return premium returned to the escrow account to be applied on payment of the new policy.

This is unimproved ( ) improved (XX) property, known as 5044 Luker Lane, Antioch, Tennessee 37013
(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 4th day of March, 19 76

Roger M. Messingham

Roger M. Messingham

Cassandra Z. Messingham

Cassandra Z. Messingham

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 Roger M. Messingham and Cassandra Z. Messingham, husband and wife,

the bargainor, 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 this 4th day of March 1976

Commission expires 9-30-77

Radah Corwin
Radah Corwin 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
Roger M. Messingham et ux

TO
Wayne Allen Cochran et al

D 39564

IDENTIF. REFERENCE

MAR 10 1 35 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to:
William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

MAR 10 76	CONV	30,427.00			
MAR 10 76 S'TAX			B*	79.04	
MAR 10 76 PR'FEE			B*	.50	
MAR 10 76	W'DEED		B*	4.00	* 83.54