File #5470

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

BOOK 7057 PAGE 747

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RITA C. COCHRANE (NAME)	NEW OWNERS (NAME)	Map 131-12
Lot 34, Lea Gran (STREET ADDRESS OR ROUTE NUMBER)	Mortgagee First Tennessee Bank (STREET ADDRESS)	Parcel 10
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	FBN 16DA38106

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, STEVEN E. CROOK and PAULA C. CROOK, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RITA C. COCHRANE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 34 on the Plan of Section Two, Lea-Gran Estates, as of record in Plat Book 2854, page 3, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Steven E. Crook and wife, Paula C. Crook by deed from C. D. Franck and wife, Agnes R. Franck of record in Book 4849, Page 738, corrected in Book 4957, page 970, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Restrictions of record in Book 2808, page 457; (3) Easements of record in Book 2283, page 572; and (4) All matters appearing on the Plan of record in Plat Book 2854, page 3, said Register's Office.

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
DEC 3 11 08 AM '86
REGISTER'S OFFICE

SEQUENCE REFERENCE

69074

unimproved (XX)
This is improved ( ) property, known as Lot 34, Lea Gran, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of November, 1986.

Steven E Crook
STEVEN E. CROOK

Paula C. Crook
PAULA C. CROOK

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVEN E. CROOK and wife, PAULA C. CROOK

the bargainorS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of November, 1986.

My commission expires 1-18-87 Notary Public Shirley C. Zeller

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 1986

MY COMMISSION EXPIRES: 1/16/89 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM STEVEN E. CROOK and wife, PAULA C. CROOK

TO RITA C. COCHRANE

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

60[illegible] D- CAIT
168.00 CSTAX
.50 PRFE
6.00 WDEED
CHECK 174.50-
2013A:12/03/86 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69074

IDENTIFICATION REFERENCE

DEC 3 11 08 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 18427