3786 May 30, 1990 Full 18

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (EWB)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

BOOK 8121 PAGE 637

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s):
James A. Turner, Jr. 409 Montego Cove Hermitage, TN 37076	Same	Map 75-9 Parcel 261

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, ROBERT T. COCHRAN, JR. and WILLIAM S. COCHRAN, CO-TRUSTEES under the Will of Robert T. Cochran ("Grantors"), have this day bargained and sold, and do hereby transfer and convey unto JAMES A. TURNER ("Grantee"), certain real property in Davidson County, Tennessee, as described on Exhibit A hereto.

This is improved property known as:

_____ Plantation Drive
Nashville, TN

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his heirs, successors and assigns, forever.

GRANTORS covenant and bind themselves, their successors and assigns, to warrant specially and forever defend the title to said real estate to Grantee, his heirs, successors and assigns, against the lawful claims of all persons claiming through and under Grantors (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantors executed this instrument on this 1st day of June, 1990.

Robert T. Cochran, Jr.
Co-Trustee

William S. Cochran
Co-Trustee

30452

IDENTIF. TREFERENCE

JUN 1 3 36 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Victoria J. Wilkes, a Notary Public, Robert T. Cochran, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 1990.

Victoria J. Wilkes
Notary Public

My Commission Expires:

4-1-92

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Lori McPherson, a Notary Public, William S. Cochran, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 1990.

Lori McPherson
Notary Public

My Commission Expires:

1-23-94

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $92,500.00.

Jimmie A. Turner, Jr.
Affiant

Subscribed and sworn to before me, this 1 day of June, 1990.

Lori McPherson
Notary Public

My Commission Expires:

1-23-94

Land in Davidson County, Tennessee, being described according to a survey made by James L. Murphy, Jr., Surveyor, dated June 30, 1967, as follows:

Beginning at a point in the easterly margin of Old Hickory Boulevard, the same being 25 feet South of the center line of Plantation Drive, as extended; thence North 75 deg. 15' East, 161.7 feet, to an iron pin; thence South 16 deg. 05' East, 70 feet, to an iron pin; thence South 75 deg. 10' West, 161.4 feet, to an iron pin in the easterly margin of Old Hickory Boulevard; thence North 16 deg. 15' West along the easterly margin of said Old Hickory Boulevard, 70 feet, to the point of beginning.

Being the same property conveyed to Robert T. Cochran by deed from Hendry and Merritt Development Company, a limited partnership, of record in Book 4263, page 787, Register's Office of Davidson County, Tennessee.

The said Robert T. Cochran having since died, Will of record in Will Book 132, page 322, Probate Office for Davidson County, Tennessee, vesting title in William S. Cochran and Robert T. Cochran, Jr., Co-Trustees under the Will of Robert T. Cochran, deceased.

INCLUDED in the above described property but specifically EXCLUDED, therefrom is that portion of property granted to the State of Tennessee, by Agreed Judgment, of record in Book 6078, page 968, Register's Office for Davidson County, Tennessee.

EXHIBIT B

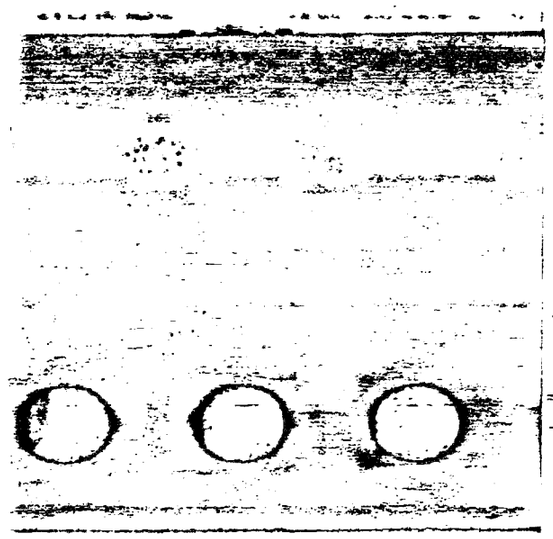
Exceptions to Title

1. Applicable building and zoning laws.

2. Encroachments, overlaps, boundary line disputes and easements if any, which would be disclosed by an accurate survey of the Property.

3. Real Estate taxes for 1990, a lien but not yet due and payable.

4. Easement for water line and/or power lines conveyed to Cumberland Water Company by H.H. Richardson, et al, of record in Book 3793, page 631, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 8121 PAGE 641

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

CAMT 92500.00
CON TX 305.25
PRFEE 1.00
WDEED 12.00
TOTAL 318.25
CHECK 318.25

06/01/90 01 15:35 0001 6358

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30452

IDENTIF. REFERENCE

JUN 1 3 36 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 324060