This instrument is being re-recorded to correct the Grantee name; Jimmie A. Turner, Jr.

Box 58

3786 May 30, 1990

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):
Jimmie A. Turner, Jr. ~~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 Jimmie ~~JAMES~~ A. TURNER, Jr. ("Grantee"), certain real property in Davidson County, Tennessee, as described on Exhibit A hereto.

This is improved property known as:

RE-RECORD
BOOK 9709 PG 547

_____ 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. REFERENCE

JUN 1 3 36 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

318.25

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Victoria J. Wilkins, 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. Wilkins
Notary Public

My Commission Expires:

1-23-92

RE-RECORD
BOOK 9709 PG 548

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. Tucker, Jr.
Affiant

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

Lori McPherson
Notary Public

My Commission Expires:

1-23-94

EXHIBIT A

BOOK 8121 PAGE 639

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.

RE-RECORD BOOK 9709 PG 549

00072466

IDENTIFICATION REFERENCE
RE-RECORD

95 JUN 22 AM 10:34

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3896 06/22 0101 03CHECK 16.00

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.

RE-RECORD
BOOK 9709 PG 550