BOOK 9868 PG 796

22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Paul Ralph Cochran
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 19 95

Notary Public L. DYKE TATUM

MY COMMISSION EXPIRES: July 26 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL RALPH COCHRAN (NAME)	same as new owner (NAME)	90-8-194
4407 SOPER AVENUE (ADDRESS)	(ADDRESS)	08DA 28687
NASHVILLE, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, KENNETH N. LITTON AND WIFE, KAREN E. LITTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL RALPH COCHRAN AND WIFE, LINDA C. 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. 7, on the Plan of Jameswood, of record in Book 3842, page 162, Register's Office for Davidson County, Tennessee.

SAID Lot No. 7 fronts 55.0 feet on the westerly margin of Croley Drive, and extends back 68.2 feet on the broken northerly line and 93.4 feet on the southerly to a dead line in the rear, measuring 73.4 feet thereon.

The property herein conveyed is subject to restrictive covenants of record in Book 4192, page 516, said Register's Office, and to the matters set forth in the above referenced plan of record.
BEING the same property conveyed to KENNETH N. LITTON AND WIFE, KAREN E. LITTON by Deed from GARY L. CALLIS AND WIFE, SANDRA E. CALLIS AND RAYMOND L. CALLIS AND WIFE, JOYCE M. CALLIS of record in Book 7880, page 119, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 749 CROLEY DRIVE, NASHVILLE, TN 37209
(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 22nd day of November 19 95

Kenneth N. Litton
KENNETH N. LITTON

Karen E. Litton
KAREN E. LITTON

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 KENNETH N. LITTON AND WIFE, KAREN E. LITTON

the bargainor S 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 22nd day of November, 19 95.

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____

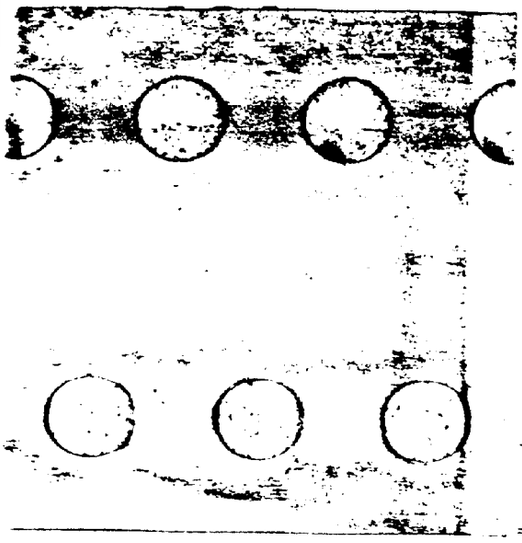
_____
Notary Public

0125960

IDENTIFICATION REFERENCE

95 NOV 27 11:17 1539 11/27 0101 03CHECK 240.25

DAVIDSON COUNTY



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

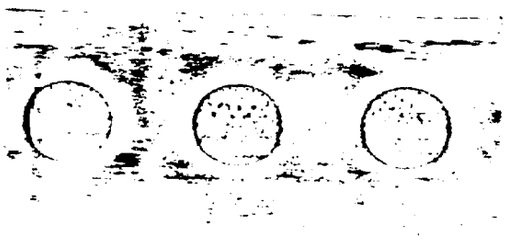
RECEIVED OF _____

FOR _____

BOOK 9868 PG 798

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

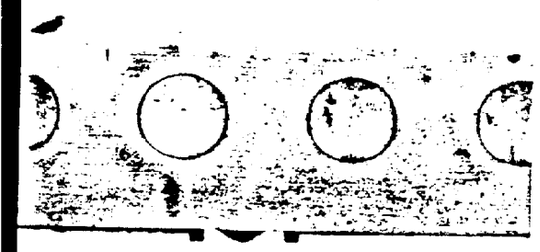
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	62500.00
CON TX	231.25
PRFEE	1.00
WDEED	8.00
TOTAL	240.25
CHECK	240.25

11/27/95 01 13:20 0001 1639

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0125960
IDENTIF. # REFERENCE

95 NOV 27 PM 1:17
DAVIDSON COUNTY, TN.

No. 980168