Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 10047 PG 347

ADDRESS NEW OWNER:
Sandy Kay Lawson
712 Woodbrier Court
Hermitage, TN 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Republic Mortgage Corporation
3310 West End Avenue, 4th Floor
Nashville, TN 37203

MAP AND PARCEL:
MAP 86-8
PARCEL 36
4D91387

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Daniel M. Cochran and Kathryn G. Cochran, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sandy Kay Lawson, Unmarried , 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:

BEING Lot 202, Phase V-A, Jackson's Retreat, as recorded in Book 6250, Page 309, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Daniel M. Cochran and wife, Kathryn G. Cochran, by deed from Randall Phillips Builders, Inc. of record in Book 6736, Page 822, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to all restrictions, minimum building setback lines and easements of record in Book 6250, Page 309, said Register's Office.

This is improved property known as 712 Woodbrier Court, Hermitgage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sandy Kay Lawson, Unmarried, their heirs and assigns, forever; and we, Daniel M. Cochran and Kathryn G. Cochran 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

3620 05/13/96 01:01 03CHECK 326.00

Witness our hands this the 9th day of May, 1996.

Daniel M. Cochran

Kathryn G. Cochran

0180830
IDENTIF. ← REFERENCE

96 MAY 13 AM 9:02
[illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10047 PG 348

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daniel M. Cochran and Kathryn G. Cochran 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 9th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 11/3/96

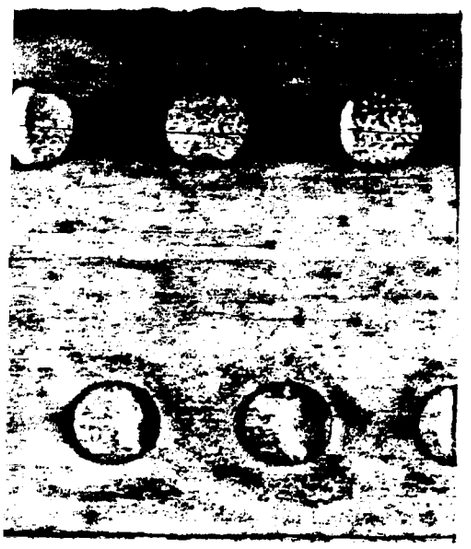
STATE OF TENNESSEE)
COUNTY OF Davidson)

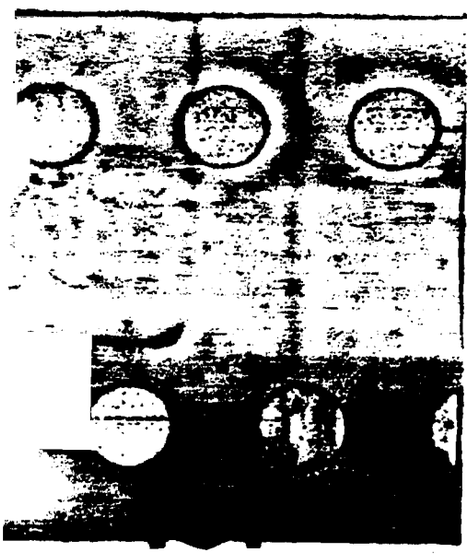
The actual value or consideration, whichever is greater, for this transfer is $ 85,700.00.

Sandy Kay Lawson
AFFIANT

Subscribed and sworn to before me this 9th day of May, 1996.

NOTARY PUBLIC
My Commission Expires: 11/3/96





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10047 PG 349

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 85700.00
				CON TX 317.09
				PRFEE 1.00
				MDEED 8.00
				TOTAL 326.09
				CHECK 326.09
			05/13/96 01	09:04 0001 0620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180830
IDENTIF. ↑ REFERENCE

96 MAY 13 AM 9:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1038601