282299
Box 35

WARRANTY DEED

FROM: Brian W. Jackson

BOOK 10365 PG 653

TO: Haywood D. Cochrane, Jr.
and wife, Kari Coffee Cochrane

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr.,
Attorney at Law
219 Fifth Avenue, North
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haywood D. Cochrane	SAME	144-8B 6 CO
(NAME)	(NAME)	
21 Castlewood		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $660,000.00.

Subscribed and sworn to before me, this the 28th day of February, 1997.

Haywood D. Cochrane by Kari Hunter
Affiant

My Commission Expires: 11-10-97

(Affix Seal) Notary Public

(FOR REGISTER'S USE)

97 MAR -3 PM 12:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0278026

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by **HAYWOOD D. COCHRANE, JR. and wife, KARI COFFEE COCHRANE**, (the "Grantees" herein), the receipt whereof is hereby

acknowledged, the undersigned Grantor, **BRIAN W. JACKSON**, a married man, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantees, **HAYWOOD D. COCHRANE, JR. and wife, KARI COFFEE COCHRANE**, their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 6 on the Plan of a Revision of Castlewood Subdivision, a Planned Unit Development, of record in Book 6900, Page 133, Register's Office for said County, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Brian W. Jackson by deeds of record in Book 9464, Page 640, and in Book 10090, page 304, said Register's Office.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

This conveyance is given subject to:

1. 1997 taxes, which have been prorated as of the date hereof and assumed by Grantee.

2. All matters, restrictions, reservations, liens, charges, rules, regulations, easements, and the like, contained in Declaration of Covenants, Conditions and Restrictions of record in Book 6483, Page 391, Register's Office for said County, as amended in Book 8165, page 130, said Register's Office. A lien for the collection of assessments is reserved therein.

3. By-Laws of Castlewood Homeowners' Association, Inc., of record in Book 6483, page 403, Register's Office for said County.

4. Charter of Castlewood Homeowners' Association, Inc., of record in Book 6658, page 656, said Register's Office.

5. Deed of conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewer Services, of record in Book 7026, page 779, and Book 7026, page 834, said Register's Office.

6. Subject to rights of others in and to the common areas/elements.

This is improved property known as 21 Castlewood, Nashville, Davidson County, Tennessee.

Grantor and Grantees have agreed to a compromise and settlement relating to the condition of the property and certain

repairs; the Grantees, as part of the consideration for the sale and transfer of this property, do hereby release the Grantor from all liability from or growing out of the condition and/or the repair of the property, or its improvements, or the fixtures and personal property conveyed hereby.

TO HAVE AND TO HOLD the said real estate, with the appurtenance, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns forever.

And Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Ilene F. Berns, the wife of the Grantor joins herein for the sole purpose of quitclaiming and conveying unto Grantees, their heirs and assigns, any and all of her right, title and interest in and to the property described herein, including but not limited to, any marital rights, spousal share, dower, homestead and redemption rights.

WITNESS the Grantor's signature this the 28th day of February, 1997.

Brian W. Jackson Ilene F. Berns

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

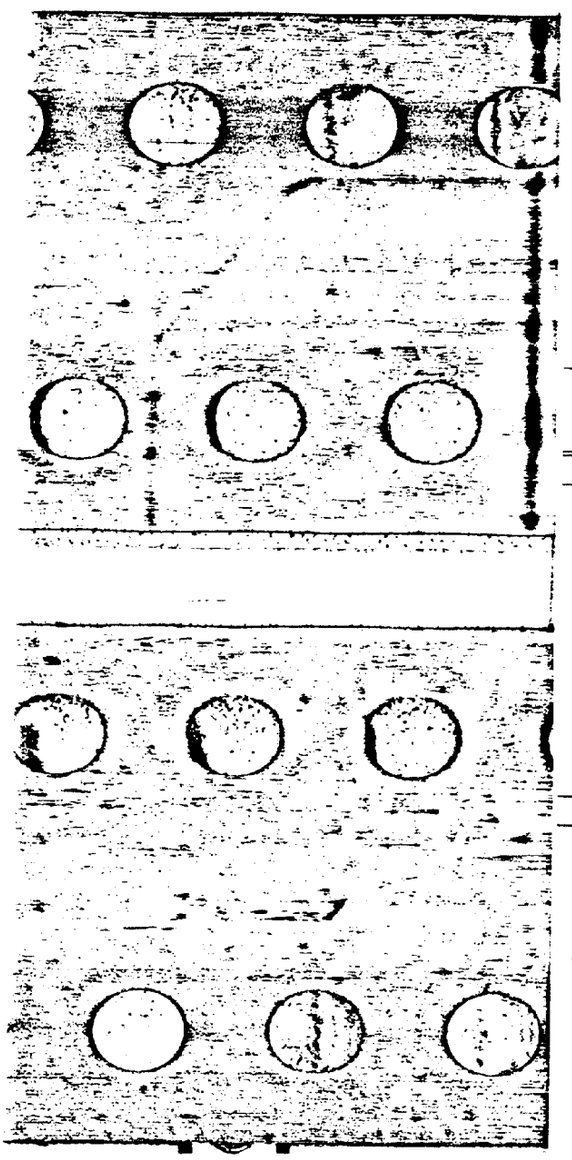
Personally appeared before me, the undersigned Notary Public in and for said County and State, Brian W. Jackson and wife Ilene F. Berns, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and seal at Nashville, Tennessee, this 28 day of February, 1997.

[Affix Seal]

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires SEPT. 23, 2000.

97 003 0101 02 BK 2455.00



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

RECEIVED OF _____

FOR _____

BOOK 10365 PG 656

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
				CAHT 660000.00
				CON TX 2442.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 2455.00
				CHECK 2455.00
			03/03/97 01	12:48 0001 1756

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0278026
IDENTIF. ↑ REFERENCE

97 MAR -3 PM 12:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121657