BOX 30

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
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W & I Ref: (gj) Title No: 40797
Dav. Co. File: Box 8

BOOK 11396 PG. 706

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Bernard R. Cocklin<br>Sandra L. Cocklin<br>119 Newsom Green<br>Nashville, Tennessee 37221 | First Trust Mortgage Company<br>P.O. Box 17257<br>Memphis, TN 38187-0257 |

**TAX MAP-PARCEL NUMBERS: 142-7-C-85**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 136000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Estate of Opal Virginia Cantrell, Jerry Wayne Cantrell, Jeffrey Lane Cantrell, Jennifer Lynn Hinds and James Clarence Cantrell** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bernard R. Cocklin and spouse, Sandra L. Cocklin,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit No. 85 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green of record in Book 7184 , page 44, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto of record in Book 7184, page 71, said Register's Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312 said Register's Office (Collectively the "Master Deed") to which Master Deed reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Opal Cantrell by deed from Rochford Realty and Construction Co., Inc. a Tennessee Corporation of record in Book 9598, Page 298, Register's Office for said County. Opal Cantrell has since died, unmarried and testate. By will of record in Will Book 218, Page 180, Probate Court Clerks Office for Davidson County, Tennessee, the said Opal Cantrell named Brenda Gail Bouldin Executrix with full power to convey subject property. Letters testamentary were issued to the said Brenda Gail Bouldin, by the said Probate Court of record in Minute Book 426, Page 636, Probate Court Clerks Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan of record in Book 6900, Page 24, and revised in Book 6900, page 978, Register 's Office for Davidson County, Tennessee, and (4) easements of record in Book 5374, page 511, Book 5407, page 643, and Book 6483, page 907, said Register's Office.

**This is improved property, known as:** 119 Newsom Green, Nashville, Tennessee 37221

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 19th day of March, 1999.

**The Estate of Opal Virginia Cantrell**

By: _____
**Brenda Gail Bouldin, Executrix**

_____
**Jerry Wayne Cantrell**

_____
**Jeffrey Lane Cantrell**

_____
**Jennifer Lynn Hinds**

_____
**James Clarence Cantrell**

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**State of Tennessee**
**County of Davidson**

On this 19th day of March, 1999, before me the undersigned authority, personally appeared **Brenda Gail Bouldin, Jerry Wayne Cantrell, Jeffrey Lane Cantrell, Jennifer Lynn Hinds and James Clarence Cantrell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

_____
Notary Public

**State of Tennessee**
**County of Davidson**

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 136000.00

_____
Affiant

Sworn and subscribed before me on the 19th day of March, 1999.

My Commission Expires: 6/12/2002

_____
Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

98 MAR 23 PM 2:30

0056479

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS

514-20

*Wldoc: Deed Wty—12/92*

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11396 PG. 708

| | | |
|---|---|---|
| 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 | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

05647794

IDENTIFICATION REFERENCE

99 MAR 23 PM 2:30

CAMT
136000.00
CON TX 503.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 514.20
CHECK 514.20

03/23/99 C1 14:29 0001 2471

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1441562