39-B

PREPARED BY (AND RETURN TO):

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Instr:200007170070313 Page: 1 OF 2
REC'D FOR REC 07/17/2000 2:02:42PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1198.80

W & I Ref: (st) Title No: 41770
Dav. Co. File: ~~Box 8~~

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles D. Cochran Michelle R. Cochran 1210 Jefferson Davis Drive Nashville, TN 37027	SAME

TAX MAP-PARCEL NUMBERS: 145-14-027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 324,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marie Turpin Summar, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles D. Cochran and spouse, Michelle R. Cochran,** 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:**

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Tyne Valley Estates of record in Plat Book 3700, page 136, Register's Office for said County.

Said Lot No. 185 fronts 167.48 feet on the broken southeasterly margin of Jefferson David Drive and extends back 339.8 feet on the northeasterly line and 280.70 feet on the southwesterly line to a dead line in the rear, measuring 245.0 feet therein.

Being the same property conveyed to Wilson Summar and wife, Marie Turpin Summar by deed from Haury & Smith Contractors, Inc., of record in Book 4225, Page 155, Register's Office for said County. The said Wilson Summar has since died.

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 the year 2000 and subsequent years not yet due and payable; The Plan of record in Plat Book 3700, Page 136, said Register's Office, shows an owner's certificate, minimum setback lines to be established by the City of Forest Hills and a 10 foot easement for public utility and drainage purposes along the rear line of said lot; A 2.5 x 25 foot utility anchor easement located on the southeasterly & southwesterly front corner of said lot.

This is improved property, known as: 1210 Jefferson Davis Drive, Nashville, TN 37027

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 11 day of July, 2000.

Marie Turpin Summar

Marie Turpin Summar

State of SC
County of Charleston

On this 11 day of July, 2000, before me the undersigned authority, personally appeared **Marie Turpin Summar**, 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 March 16, 2010

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 324,000.00

Affiant

Sworn and subscribed before me on the 14th day of July, 2000.

Notary Public

My Commission Expires: 11-30-2002

My Commission Expires Nov. 30, 2002