THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 19115**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $274,900.00. Affiant Subscribed and sworn to before me, this 26th day of JUNE, 2002. Notary Public My Commission Expires: 10-26-05

ESTHER CHAMPION NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

WARRANTY DEED

Address New Owner: Ms. Lisa A. Cochran 506 N. Wilson Boulevard Nashville, TN 37205	**Send Tax Bills To:** new owner	**Tax Information:** MAP 103-8 PAR 256 FB 26W 8825

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN GARY SMITH, SR. AND WIFE, VIRGINIA DANNA SMITH ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LISA A. COCHRAN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 506 North Wilson Boulevard, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of JUNE, 2002.

JOHN GARY SMITH, SR.

VIRGINIA DANNA SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN GARY SMITH, SR. AND WIFE, VIRGINIA DANNA SMITH, 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, at office, this 26th day of JUNE, 2002.

My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

Notary Public

Davidson County DEEDWARR
Recvd: 06/28/02 13:41 2pgs
Fees:13.00 Taxes:1017.13

20020628-0078343

EXHIBIT "A"

Land in Davidson County, Tennessee, being the north part of Lot 377 on the Map of Richland Realty Company's Division "C", as of record in Book 421, page 31, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Harvard Avenue, at the northeast corner of the Edwin Walton Lot, being 105 feet north of the southeast corner of said lot; thence with the margin of Harvard Avenue, northwardly 138 feet more or less to a point at the beginning of a curve; thence around said curve, westwardly 51 1/2 feet more or less to the east margin of Wilson Avenue; thence with the margin of the same southwardly 145 feet to a point which is 120 feet north of the corner of Lots 377 and 378, being Walton's northwest corner; thence with his line, eastwardly 65 feet to a point, and continuing with his line, northeasterly 71.5 feet to the beginning.

Being the same property conveyed to John Gary Smith, Sr. and Virginia Danna Smith by deed from Anthony Scott Page, Daryl Clinton Page, William Frank Page, Herman Louis Page, Gary Quincy Page and Kurt Douglas Page of record in Book 10256, page 681, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 10460, page 405; and (3) All matters appearing on the Plan of record in Plat Book 421, page 31, said Register's Office.